

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

THE OFFICE OF THE LEE COUNTY  
HEARING EXAMINER

CASE NO.: DCI2024-00043

IN RE: SINGLETARY CPD

\_\_\_\_\_ /

PROCEEDINGS: PUBLIC HEARING

BEFORE: Donna Marie Collins  
Chief Hearing Examiner

DATE: October 30, 2025

TIME: 9:00 a.m. to 10:06 a.m.

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

REPORTER: Deborah M. Bruns  
Florida Professional Reporter  
Notary Public

\_\_\_\_\_

1 APPEARANCES:

2 For the Applicant: Richard B. Akin, II, Esquire  
3 Henderson Franklin Starnes & Holt P.A.  
4 1715 Monroe Street  
Fort Myers, FL 33901  
Email: richard.akin@henlaw.com

5 Tina M. Ekblad, MPA, AICP  
6 Sage Entitlements  
7 97 Nickajack N.  
Santa Rosa Beach, FL 32459  
Email: Tekblad@sageentitlements.com

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

12 ALSO PRESENT:

13 Brent Addison, PE, Atwell  
14 Michael Jessich, Water Science Associates  
15 Barrett "Bear" Stejskal, BearPaws Environmental  
16 Ted Treesh, TR Transportation  
17  
18  
19  
20  
21  
22  
23  
24  
25

## I N D E X

PAGE:

## APPLICANT WITNESSES:

|                    |    |
|--------------------|----|
| Richard Akin.....  | 4  |
| Tina Ekblad.....   | 7  |
| Brent Addison..... | 26 |
| Bear Stejskal..... | 29 |
| Ted Treesh.....    | 32 |
| Richard Akin.....  | 36 |

## STAFF WITNESSES:

|                  |    |
|------------------|----|
| Adam Mendez..... | 38 |
|------------------|----|

|                              |    |
|------------------------------|----|
| Certificate of Reporter..... | 52 |
|------------------------------|----|

## E X H I B I T S

| Applicant<br>Exhibit | Description                 | Identified/<br>Submitted |
|----------------------|-----------------------------|--------------------------|
| 1                    | 48-hour letter              | 6                        |
| 2                    | Revised master concept plan | 6                        |
| 3                    | PowerPoint                  | 6                        |
| Staff<br>Exhibit     |                             |                          |
| 1                    | Staff Report                | 37                       |
| 2                    | 48-hour letter              | 37                       |
| 3                    | Affidavit of Publication    | 37                       |
| 4                    | PowerPoint                  | 37                       |

P R O C E E D I N G S

HEARING EXAMINER COLLINS: Good morning, my name is Donna Marie Collins. I am the Hearing Examiner that will be presiding over the Singletary CPD application.

Do we have any members of the public here?

MS. EKBLAD: No.

HEARING EXAMINER COLLINS: Okay, then I'm going to dispense with my normal introduction. Everyone here knows the procedure. We will start with the Applicant's representative as soon as I administer the oath.

If you will be speaking or entering evidence into the record, please raise your right hand.

(Participants sworn en masse.)

HEARING EXAMINER COLLINS: Thank you.

MR. AKIN: All right. Good morning, Madam Hearing Examiner. For your record, my name is Richard Akin. I'm an attorney with Henderson Franklin here in Fort Myers. I'm here this morning representing the Applicant regarding the Singletary CPD, which is DCI case number 2024-00043.

We have our project team here this morning, which includes Tina Ekblad, she is the project planner, and you'll hear from her in a minute. Brent Addison is the project engineer. He's here, as well, this morning.

1 Michael Jessich is here on behalf of Water Science  
2 Associates, and he is the water consultant. Bear  
3 Stejskal is the ecologist on the project, and Ted  
4 Treesh is our traffic engineer.

5 Before I turn it over to Tina, I'll just note that  
6 we did file a 48-hour letter in conjunction with this  
7 matter, which identified a few -- I won't call them  
8 areas of disagreement because they are now in agreement  
9 with Staff with regard to revisions to conditions.

10 Primarily -- what originally happened with this  
11 application was before the order of taking occurred  
12 with regard to the State Road 31 right-of-way, there  
13 were options for the master concept plan. The order of  
14 taking has now occurred, and we provided that as part  
15 of our 48-hour letter. So what happened was we've now  
16 eliminated the option for the master concept plan that  
17 would have been -- would have been an option had the  
18 taking not yet occurred, okay? So now that it's  
19 occurred, we've just limited that -- eliminated it.

20 HEARING EXAMINER COLLINS: One option only.

21 MR. AKIN: One option only now, right, so the  
22 conditions have been revised.

23 There was also a revision with regard to the open  
24 space in that second -- well, it was the second option,  
25 now the only option; and we are in agreement with Staff

1           regarding the changes noted in the 48-hour letter.

2           I do have a copy of the 48-hour letter for you. I  
3           also have two copies of the master concept plan and two  
4           copies of our PowerPoint.

5           HEARING EXAMINER COLLINS: Okay.

6           (Applicant's Exhibit 1 submitted.)

7           HEARING EXAMINER COLLINS: This is the 48-hour  
8           letter?

9           MR. AKIN: Correct.

10          HEARING EXAMINER COLLINS: All right. I think  
11          that's already marked as an exhibit.

12          (Applicant's Exhibits 2 and 3 submitted.)

13          HEARING EXAMINER COLLINS: This is the revised  
14          master concept plan?

15          MR. AKIN: Correct.

16          MS. EKBLAD: Correct.

17          HEARING EXAMINER COLLINS: With a new date, I  
18          imagine.

19          MS. EKBLAD: Uh-huh.

20          MR. AKIN: Correct.

21          HEARING EXAMINER COLLINS: Okay. That will be  
22          Applicant Exhibit 2. The PowerPoint will be Applicant  
23          Exhibit 3.

24          (Sotto voce between Hearing Examiner and  
25          reporter.)

1 MR. AKIN: And, Madam Hearing Examiner, as you  
2 noted with regard to the master concept plan that I  
3 provided you, it is updated to today's date. It's also  
4 updated to show only the option that is now being put  
5 forward, one option instead of the two, so there's not  
6 as many pages as what was in the previous submittal.

7 HEARING EXAMINER COLLINS: Okay.

8 MR. AKIN: All right?

9 And with that, unless you have any questions of  
10 me, I'm going to turn it over to Ms. Ekblad.

11 HEARING EXAMINER COLLINS: Okay, I'm ready.

12 MS. EKBLAD: Good morning. For the record, Tina  
13 Ekblad with Sage Entitlements.

14 Just kind of a brief background on the property --  
15 as I throw things around.

16 The Singletary property is located in between  
17 North River Road and State Road 31, which is this  
18 intersection here, and then the Caloosahatchee River.  
19 In totality it's approximately 16.81 acres, although  
20 3.6 acres are expected to be taken for the State  
21 Road 31 improvements.

22 Currently the property is Mr. Singletary's primary  
23 homesteaded residence, and there is an agricultural  
24 exemption on the property. We did submit the executed  
25 agricultural affidavit as part of the 48-hour letter

1 confirming that exemption.

2 As you can see on the left-hand side, the property  
3 is within the Outlying Suburban Future Land Use, and in  
4 the nearby vicinity there's New Community, Rural, and  
5 Public Facilities.

6 The property lands within two planning  
7 communities: The first being Northeast Lee, which  
8 include Alva and North Olga, and then the primary  
9 planning community that is applicable is North Olga;  
10 and we're also within two utility provider service  
11 areas, the first being Lee County Utilities, and  
12 Florida Governmental Utility Authority. There was a  
13 letter of availability from Lee County provided with  
14 the application. The lines do not run in front of the  
15 property yet, but they are anticipated to be expanded  
16 with the ongoing development in this corridor.

17 State Road 31 is already identified as a strategic  
18 corridor for the Florida Department of Transportation.  
19 There are improvements actively ongoing south of the  
20 river, and they are expected to extend northward over  
21 the bridge into this particular section of 31 -- I  
22 believe it's in the next year. And when you combine  
23 that with some of the other policy changes that have  
24 occurred in this area that we'll talk about later in  
25 the presentation, what we're seeing is an

1 intensification of commercial within this corridor.

2 Specifically, the project request before you today  
3 is to rezone the property from AG-2 to commercial  
4 planned development to permit 110,000 square feet of  
5 commercial uses and 100,000 square feet of  
6 mini-warehouse. While we do have deviations identified  
7 on the master concept plan, none of those are from the  
8 North Olga Community requirements in Chapter 33.  
9 And the --

10 HEARING EXAMINER COLLINS: Can we just back up  
11 real quick for a minute?

12 MS. EKBLAD: Sure.

13 HEARING EXAMINER COLLINS: I'm going to want you  
14 to elaborate on this later, but this brings it to mind.  
15 I notice on the list of permitted uses it includes  
16 warehouse, mini, public, and private, and also storage,  
17 open and enclosed. So I'm going to need clarification  
18 on what exactly is envisioned here, and whether outdoor  
19 storage is going to count toward your square footage or  
20 not, what is -- a little bit more clarity on that.  
21 Because mini-warehouse is a very defined term under the  
22 Land Development Code, and I just don't want you to  
23 unnecessarily limit yourself. You might want to just  
24 describe it as storage, you know, so that you can  
25 include public warehouse, mini and private.

1 MS. EKBLAD: I see, okay.

2 HEARING EXAMINER COLLINS: Pardon the  
3 interruption.

4 MS. EKBLAD: No, that was -- that's a good  
5 interruption and an appropriate clarification given  
6 what you just said.

7 Okay. So I believe, to your point, the intention  
8 was for it to be warehouse, given the way that the  
9 schedule of uses is put together --

10 HEARING EXAMINER COLLINS: And that allows for the  
11 various kinds.

12 MS. EKBLAD: Correct.

13 HEARING EXAMINER COLLINS: Okay. So --

14 MS. EKBLAD: It may be that the application form  
15 incorrectly used the term "mini-warehouse," and that's  
16 where I pulled that from.

17 HEARING EXAMINER COLLINS: I don't have the ad in  
18 front of me; but, I mean, let's -- let's just go from  
19 here.

20 MS. EKBLAD: Okay. So just backing up a step to  
21 the Lee Plan and where we're at in the world, I  
22 mentioned the Outlying Suburban Future Land Use. That  
23 is for peripheral locations in relationship to urban  
24 areas. There is some infrastructure that is planned or  
25 in place to support the uses anticipated in the

1 Outlying Suburban Future Land Use.

2 I talked a little bit about the fact that we're in  
3 Northeast Lee. That is an over -- kind of an overlay  
4 that encompasses multiple planning communities. And  
5 the purpose is to maintain and enhance rural character  
6 and natural resources, with rural character defined as  
7 clustered development, large open spaces, and the  
8 protection of environmentally-sensitive lands.

9 We did host a community meeting at the Alva  
10 Community Center on March 18th. That satisfies the  
11 requirements of Northeast Lee. And then the very next  
12 day we also had a meeting on the Greenwell property for  
13 the North Olga Planning Community, echoing the vision  
14 of Northeast Lee, the North Olga Planning Community:

15 Again, emphasizes rural character in the  
16 diversification of its economy and maintaining quality  
17 of life; the protection of natural resources through  
18 the promotion of clustered development; and then an  
19 enhanced design in terms of landscaping, architectural  
20 standards, et cetera, promoting rural character; and  
21 then there are several policies that suggest that  
22 commercial is allowed within this planning community,  
23 and that it should support the rural community and the  
24 surrounding area.

25 So with that we've worked to create the master

1 concept plan in a manner that takes the existing  
2 wetlands on the eastern side of the property and  
3 preserves them.

4 To be clear, there is an isolated wetland in this  
5 general vicinity, shown on the first page of the master  
6 concept plan, that is proposed to be impacted. As a  
7 result of that impact, we are proposing compensatory  
8 storage in the northeast corner, and then there will be  
9 plantings in the nonindigenous areas to promote natural  
10 habitat. And so the entire eastern portion of the  
11 property, including the compensatory storage, will be a  
12 preserve of native habitat. What that does is exceeds  
13 the required 50 percent indigenous, as well as the  
14 required 30 percent open space, just with this area to  
15 the east.

16 HEARING EXAMINER COLLINS: So in this area they  
17 are envisioning supplemental plantings? Is that what  
18 you said?

19 MS. EKBLAD: Yeah, the hatched areas here would be  
20 nonindigenous, and plantings would occur in this  
21 preserve.

22 HEARING EXAMINER COLLINS: Okay. And then what is  
23 this area that is in between --

24 MS. EKBLAD: That's the upland buffer that's  
25 required when we preserve the wetlands.

1 HEARING EXAMINER COLLINS: Okay. And then that  
2 lake is stormwater management?

3 MS. EKBLAD: Correct. And so what that does is  
4 leave the rest of the property fronting 31 for the  
5 development of the anticipated commercial uses. We do  
6 have some deviations to effectuate this site plan, the  
7 first being a single access point to State Road 31.  
8 That is due to the Florida Department of Transportation  
9 regulating that we can only have one access point. So  
10 while that is inconsistent with the Land Development  
11 Code, there is no opportunity for a secondary access.

12 And so what we've done is -- to the north of this  
13 is a mixed-use planned development. They have a  
14 driveway -- internal driveway aisle here to their  
15 commercial uses. We've proposed to work with them and  
16 have an internal access to connect these two  
17 subdivisions, which would promote better circulation  
18 without traffic having to come out onto State Road 31  
19 to get in between the properties.

20 The other deviations that we have:

21 Is a reduction from the 50-foot required setback  
22 for the stormwater management lake. That's a reduction  
23 down to 30. That 30-foot reduction is allowed by the  
24 Land Development Code at the Director's discretion. We  
25 are not anticipating there will be any issues there.

1           And then we also requested the southern buffer be  
2           a Type -- a 15-foot Type D buffer. Staff has  
3           recommended approval of that deviation.

4           And then the Applicant and Staff have agreed to  
5           enhance the Type D buffer along Tract D due to the  
6           existing single-family uses that are across this  
7           100-foot drainage easement. So on Tract D there will  
8           be a fence, and then the continuous hedgerow will be  
9           maintained at a minimum of 60 inches. So we're  
10          ensuring that there will be visual, as well as  
11          physical, separation to the existing single-family that  
12          occurs in this general vicinity.

13          Are there any other questions about the master  
14          concept plan before I move off this slide?

15          HEARING EXAMINER COLLINS: Yeah, the southern  
16          border -- can we go to your prior slide that shows the  
17          property to the south so you can just show me...

18          MS. EKBLAD: (Complies.)

19          HEARING EXAMINER COLLINS: Okay -- no.

20          MS. EKBLAD: You want this one?

21          HEARING EXAMINER COLLINS: Yes.

22          MS. EKBLAD: Okay.

23          HEARING EXAMINER COLLINS: All right. So Tract D  
24          falls roughly --

25          MS. EKBLAD: Right about here.

1 HEARING EXAMINER COLLINS: Where are you pointing?

2 Okay, come do it over here --

3 MS. EKBLAD: Sure.

4 HEARING EXAMINER COLLINS: -- so I can see it  
5 better. Do it on that one.

6 MS. EKBLAD: It's right about here.

7 HEARING EXAMINER COLLINS: All right. So that's  
8 going to protect -- those are three single-family  
9 residences or...

10 MS. EKBLAD: So this is like a paddock. It  
11 appears they're doing some sort of livestock-related  
12 activity on this portion of the property, and then  
13 there's single-family on these two lots here, and this  
14 lot is vacant.

15 HEARING EXAMINER COLLINS: So the Type D buffer  
16 will be just on the two --

17 MS. EKBLAD: Where the single-family is.

18 HEARING EXAMINER COLLINS: All three or just the  
19 two?

20 MS. EKBLAD: Let me check the master concept plan.

21 HEARING EXAMINER COLLINS: The Type D buffer is  
22 basically from the right-of-way to your water  
23 management lake, but when you talked about enhancing  
24 it --

25 MS. EKBLAD: Yes.

1 HEARING EXAMINER COLLINS: -- with a fence and a  
2 hedge, that is strictly Tract D?

3 MS. EKBLAD: Yeah. So the fence and the hedge  
4 would -- so this is the vacant property here.

5 HEARING EXAMINER COLLINS: Right.

6 MS. EKBLAD: The fence would start at this corner  
7 and continue the length of Tract D, and then where the  
8 lake maintenance easement is there's no fence because  
9 that would conflict with the easement.

10 HEARING EXAMINER COLLINS: Right, okay.

11 MS. EKBLAD: Does that help?

12 HEARING EXAMINER COLLINS: Yes, thank you.

13 MS. EKBLAD: Any other questions about the MCP?

14 HEARING EXAMINER COLLINS: No, thank you.

15 MS. EKBLAD: Okay. So as you know, in  
16 recommending the case to the Board of County  
17 Commissioners, there are required findings and  
18 recommendations that need to be made regarding the  
19 access and the transportation facilities. The proposed  
20 access is appropriate for the development intensity,  
21 and -- excuse me -- there are no anticipated negative  
22 impacts to State Road 31 as a result of the requested  
23 single access or the development intensity. And then,  
24 additionally, the request has to demonstrate that it  
25 will not adversely affect environmentally critical or

1 sensitive areas.

2 We've talked about the preservation of the  
3 existing wetlands on-site and the compensatory storage  
4 associated with the single isolated wetland impact. We  
5 do agree with the condition in the Staff Report that  
6 once the jurisdictional determination is issued, there  
7 may need to be amendments to the master concept plan to  
8 reflect that State permit, and the Applicant is aware  
9 of that.

10 And then also the 4.43 acres of open space that's  
11 created from the wetland preserve, nonindigenous was in  
12 that wetland area, and then the upland buffer exceeds  
13 the indigenous and open space requirements of a  
14 commercial development.

15 I wanted to briefly touch on the land use  
16 framework that has occurred in the State Road 31 area  
17 over the last few years. This area has been  
18 anticipated for increasing commercial intensity since  
19 approximately 2017. At that time there was a text  
20 amendment to the Lee Plan that permitted Neighborhood  
21 Commercial within a quarter mile of State Road 31 in  
22 the North Olga Community Plan between the Civic Center  
23 and the river. This property is within that location.

24 The commercial definitions were also amended; so  
25 Neighborhood Commercial was established at 30,000 to

1           100,000 square feet.

2           And then there was also an amendment to Policy  
3           6.1.2 that permitted Community Commercial if a planned  
4           development was submitted and approved. The definition  
5           for Community Commercial was increased to 100,000 to  
6           400,000 square feet.

7           So that's really where we saw kind of a change in  
8           what could occur in this category, particularly within  
9           the North Olga Planning Community. There was an  
10          anticipation that commercial intensity would start to  
11          kind of transition this area from a rural to suburban  
12          location.

13          And then also we had several private amendments:

14          One being Babcock Ranch to the north, which  
15          established a significant amount of residential density  
16          and commercial intensity.

17          And then there was the rural preservation  
18          incentives, which was a text amendment to Policy  
19          132.2.17, that allowed for density increases when  
20          indigenous communities were preserved. As a result of  
21          that, we have the Owl Creek RPD and the Cary+Duke+Povia  
22          RPD to the east. Both of these communities are  
23          accessed off of North River Road. So they will be  
24          driving up 31, past the subject property, turning east  
25          onto North River Road to access these developments.

1 They are both in development order review at this point  
2 in time.

3 And then, finally, the subject property and its  
4 surrounding parcels to the north and south were  
5 included in the Suburban -- excuse me, Outlying  
6 Suburban Future Land Use amendment that was processed  
7 in 2023. I apologize, I've blocked off the text here,  
8 but it indicates that there are several other rezoning  
9 applications within the State Road 31 corridor that are  
10 currently pending on the west side of the road in the  
11 Bayshore community, as well.

12 Even though this property is within a future  
13 suburban area, it will have a full slate of urban  
14 services available to it:

15 I've mentioned the utilities will be provided  
16 either by Lee County Utilities or the Florida  
17 Governmental Utility Authority. There's a little bit  
18 of an overlap there.

19 Emergency services are available between the  
20 Bayshore and Alva fire departments. The Bayshore Fire  
21 Department is the district that will service this  
22 property.

23 There are several locations for the Lee County  
24 Sheriff.

25 And then regarding transportation, we did submit

1 an impact statement that, with the four-laning of State  
2 Road 31, there are no anticipated capacity deficiencies  
3 on the adjacent roadway.

4 In speaking about the surrounding development, we  
5 have several future land use categories and several  
6 types of development occurring within this area:

7 We've talked about the Owl Creek RPD, which is to  
8 the east in this general vicinity;

9 And then immediately adjacent to that is the  
10 Cary+Duke+Povia RPD;

11 To the north of North River Road is the Babcock  
12 Ranch MPD, along with the Greenwell MPD immediately  
13 north of the subject property.

14 And so what that's doing with these future land  
15 use categories is increasing the density and intensity  
16 anticipated in this area.

17 And then you'll see some of the -- excuse me, most  
18 of the remaining properties are within the Rural Future  
19 Land Use, which supports existing Estate Residential.

20 There are some commercial businesses existing at  
21 the intersection of North River Road and State Road 31.

22 And then the Lee County Civic Center is at the  
23 general intersection of Bayshore Road/Babcock Ranch --  
24 and State Road 31.

25 So, again, we're seeing this transition between

1 the existing Rural Community and the anticipated  
2 Suburban with these higher intensity future land use  
3 categories.

4 HEARING EXAMINER COLLINS: Does the pale yellow  
5 coloring represent agricultural zoning?

6 MS. EKBLAD: Correct, this is the zoning map. So  
7 we do have a large amount of agricultural zoning in the  
8 area. Agriculture is generally considered a  
9 transitional zoning; and we would anticipate with the  
10 Outlying Suburban Future Land Use category between  
11 North River Road and the river, that these agricultural  
12 zonings would transition over time into a higher  
13 intensity and density.

14 HEARING EXAMINER COLLINS: Right. I asked because  
15 for some reason I thought that corner piece was already  
16 zoned to something, but I guess it -- because I know  
17 the Lee Plan amendment occurred but -- I thought that  
18 had been rezoned already, but I guess not.

19 MS. EKBLAD: No. It's my understanding that  
20 Mr. Kreinbrink is still living on that property, but he  
21 does desire a commercial development in the future.

22 HEARING EXAMINER COLLINS: Okay, thank you.

23 MS. EKBLAD: Uh-huh.

24 So, again, just getting back to the findings and  
25 the recommendations in consideration of this project,

1 the Hearing Examiner must find that the request  
2 complies with the Lee Plan:

3 The commercial intensity that we have requested is  
4 consistent with the existing future land use;

5 The commercial policies that are anticipated to  
6 direct development in this area; and

7 The schedule of uses does include uses that  
8 support the Rural Community.

9 The design does preserve the existing natural  
10 resources and clusters the development, to the maximum  
11 extent possible, along the State Road 31 frontage.

12 We are meeting the Code and the -- excuse me,  
13 meeting the Land Development Code, and we have  
14 requested those three deviations to enhance the planned  
15 development and effectuate the design that you see  
16 here, along with addressing future conditions of the  
17 property.

18 And we talked about that enhanced buffering to  
19 protect the existing residential.

20 We believe that -- I believe that the master  
21 concept plan and the requested schedule of uses is  
22 compatible with the existing and planned uses in the  
23 area.

24 The development parameters proposed support the  
25 anticipated suburban development, and then the

1 conditions and the enhancements to the Type D buffer  
2 ensure compatibility with those existing residential  
3 uses.

4 And they do include a clause, basically, that  
5 should those single-family uses go away, and  
6 nonresidential uses occur on those properties, the  
7 enhanced Type D buffer can be modified accordingly for  
8 commercial-to-commercial development.

9 You must also make a finding that the mix of uses  
10 is appropriate at this location. State Road 31 is  
11 transitioning to a commercial corridor, particularly  
12 with the controlled access from FDOT. The schedule of  
13 uses is appropriate, and it does support agricultural,  
14 commercial, and minor industrial uses.

15 The recommended conditions do promote sufficient  
16 safeguards related to the public interest. They will  
17 ensure that open space, indigenous preservation,  
18 water-quality monitoring, conservation easements,  
19 central utilities, compensatory storage, and compliance  
20 with the North Olga design standards are upheld as this  
21 project moves into the development order stage.

22 And then the deviations do enhance the planned  
23 development and protect health, safety, and welfare.

24 The three deviations are minor, to address  
25 existing and anticipated conditions of the future

1 development of the property.

2 That concludes my presentation in chief. It is my  
3 professional opinion that the application is consistent  
4 with the Lee Plan and the requirements of the Land  
5 Development Code, and we would respectfully request  
6 your recommendation of approval.

7 With regard to your question about the  
8 mini-warehouse versus the warehouse, we should clearly  
9 check the advertisement, but I believe the narrative  
10 and the other materials were written for it to be more  
11 warehouse, open storage, that type of thing. So if we  
12 need to -- if you give me a minute to kind of collate  
13 my thoughts, I'd be happy to discuss that further on  
14 the record.

15 HEARING EXAMINER COLLINS: You can circle back at  
16 the end. That's fine.

17 MS. EKBLAD: Okay. And then I don't know how  
18 Staff feels about that question.

19 MR. MENDEZ: I can speak to it.

20 MS. EKBLAD: Okay.

21 MR. MENDEZ: I think that we're covered, but I  
22 have the affidavit right here, and we'll go over  
23 that --

24 MS. EKBLAD: Okay.

25 MR. MENDEZ: -- during my presentation.

1 MS. EKBLAD: Did you have any other questions?

2 HEARING EXAMINER COLLINS: No.

3 MS. EKBLAD: Okay, thank you.

4 MR. MENDEZ: Good morning, Madam Hearing Examiner,  
5 Madam Court Reporter. For your record, I'm Adam  
6 Mendez. I'm a principal planner with the Community  
7 Development Zoning section. My résumé is on file.

8 I do have a brief PowerPoint presentation, copies  
9 of which --

10 HEARING EXAMINER COLLINS: Okay, hang on a second.  
11 I'm not getting a presentation on transportation or  
12 environmental or anything like that?

13 MS. EKBLAD: We are happy to answer any questions  
14 that you have regarding those topics. We did not  
15 include those in the case in chief.

16 HEARING EXAMINER COLLINS: Okay, because I'm going  
17 to want clarification on the actual build-out date,  
18 because the transportation materials between Staff and  
19 Applicant reference two separate dates, and I'd like to  
20 know what build-out is. And I'd like somebody to walk  
21 me through the stormwater management for the site, if  
22 they would.

23 MS. EKBLAD: Okay.

24 MR. MENDEZ: Would you guys like to do that now or  
25 after the Staff presentation?

1 MR. AKIN: Let's just go ahead and do it now.

2 MR. MENDEZ: Okay.

3 (Discussion at lectern)

4 HEARING EXAMINER COLLINS: And I was hoping for a  
5 little more detail on the environmental significance of  
6 that wetland and -- what's in it and what its function  
7 is and...

8 MR. ADDISON: Good morning, Brent -- you got --  
9 sorry. Thank you.

10 MR. MENDEZ: No problem, thanks.

11 MR. ADDISON: Good morning, Brent Addison with  
12 Atwell, a licensed engineer in the state of Florida. I  
13 have presented in this -- in this room before, and I'd  
14 like to be recognized as an expert witness.

15 HEARING EXAMINER COLLINS: Yes, please continue.

16 MR. ADDISON: Thank you.

17 So for the stormwater -- speaking today on -- for  
18 the stormwater management portion of the project, this  
19 is going to be anticipated to be commercial  
20 development. While we are actually in flux right now  
21 in the changes for the rules for the Water Management  
22 District, so things that have been discussed previously  
23 will be slightly different because the rules are  
24 changing in December for that so -- they're going from  
25 a more volumetric requirement to a nutrient-based

1 requirement. So this -- this development would comply  
2 with the new rules with the Water Management District  
3 as -- as it moves forward.

4 So it is anticipated that with the new rules,  
5 similar to the old rules, there is a pretreatment  
6 requirement for commercial development. And so prior  
7 to the drainage going into the stormwater lake, there  
8 will be some sort of retention or treatment on the  
9 parcels themselves, and that was anticipated for this.  
10 So there will be a pretreatment that will, you know,  
11 remove the oils and trash and things that come off of a  
12 commercial development in the parking lots, and then  
13 that would go through a control structure that would  
14 drain into these -- the stormwater lake here in the  
15 back.

16 And then ultimately, because of the way the water  
17 is flowing on this site historically, that stormwater  
18 lake is going to drain into the wetland preserve in the  
19 back, which would continue the historical flow  
20 direction, as well as continue to hydrate that  
21 preserve. That's going to be required to be analyzed  
22 as part of the Water Management District permitting.

23 HEARING EXAMINER COLLINS: So there's going to be  
24 treatment on the parcels first because it's commercial  
25 development.

1 MR. ADDISON: Yes.

2 HEARING EXAMINER COLLINS: Then it's going to  
3 outfall into the lake, where it will be retained for a  
4 while, and then further water quality treatment, then  
5 to the wetland --

6 MR. ADDISON: Yes.

7 HEARING EXAMINER COLLINS: -- which outfalls into  
8 the Caloosahatchee; right?

9 MR. ADDISON: Correct.

10 HEARING EXAMINER COLLINS: All right.

11 MR. ADDISON: So, I mean, as far as stormwater  
12 goes, that's pretty -- as part of this -- you know, it  
13 works both ways for the -- what Bear can talk about  
14 with the wetland, but with the -- the compensating  
15 storage in this area is actually kind of a raised road,  
16 dirt road, that's back here right now, and there's  
17 actually a culvert that drains underneath that road.  
18 Part of these improvements with increasing the storage  
19 to compensate in the front will also kind of restore  
20 historical flows that were coming from the north and  
21 then draining out to the -- to the southeast of this  
22 property.

23 HEARING EXAMINER COLLINS: Because this wetland is  
24 connected to the one on the Greenwell MPD; right?

25 MR. ADDISON: It is -- it is, yeah. Right now,

1       like I said, there's actually a -- there's actually  
2       a -- like an access road that runs back here that would  
3       be eliminated, and we'll actually be improving the  
4       historic drainage flow for the site.

5               HEARING EXAMINER COLLINS:   So is that a flow-way?

6               MR. ADDISON:   Yes.   It's not a -- it's not -- I  
7       don't think it's designated by FEMA as a flow-way that  
8       we would be used to in other parts of the county, but  
9       it's --

10              HEARING EXAMINER COLLINS:   It will --

11              MR. ADDISON:   -- been documented.

12              HEARING EXAMINER COLLINS:   Right, it will restore  
13       historical flow.

14              MR. ADDISON:   Yes.

15              HEARING EXAMINER COLLINS:   Thank you.

16              MR. STEJSKAL:   Good morning, Bear Stejskal,  
17       BearPaws Environmental.   I've been previously tendered  
18       as an expert in --

19              HEARING EXAMINER COLLINS:   Yes.

20              MR. STEJSKAL:   Going back kind of on what Brent  
21       was saying, there's an isolated wetland up in the front  
22       of the property that is not being preserved because  
23       it's isolated in nature and not connected to the rest  
24       of the system on-site.   The area where Brent was  
25       talking to is a -- I believe it's an old power line

1        easement, perhaps, but it's definitely a raised trail  
2        that ran along the northern part of the property  
3        boundary. And Brent -- like he discussed, removing  
4        that culvert and just connecting it to the historical  
5        flows of the property that kind of flow southeast and  
6        east, if you will, on the property --

7                HEARING EXAMINER COLLINS: So when you say remove  
8        the culvert, you mean you're going to regrade it to  
9        remove the road?

10              MR. STEJSKAL: Correct?

11              MR. AKIN: (Nods head.)

12              MR. STEJSKAL: Yes, ma'am.

13              HEARING EXAMINER COLLINS: Okay.

14              MR. STEJSKAL: So the road will be removed. It's  
15        going to be replanted. The hatched areas, I believe --  
16        like Tina was discussing earlier -- are areas to be  
17        replanted. Those -- that's these areas right here and  
18        here, as well including the hatched area here, are all  
19        going to be replanted. They're E3 exotics.

20              HEARING EXAMINER COLLINS: Okay. So -- okay, so  
21        they're exotics.

22              MR. STEJSKAL: Yes, ma'am.

23              HEARING EXAMINER COLLINS: They'll be removed --

24              MR. STEJSKAL: Exotics will be removed, and those  
25        areas will be replanted, yeah. It includes -- it's

1       this area here, in the central north, and then the  
2       southern portion is E3 exotics greater than 50 percent,  
3       75 percent exotics. So those areas will be -- exotics  
4       will be removed, it will be replanted, and then the  
5       area along the north also -- the whole -- the whole  
6       preserve will have any exotics removed, but then the  
7       northernmost portions will be replanted with the other  
8       hatched areas.

9               HEARING EXAMINER COLLINS: Okay. Now, I don't  
10       know if you're the one to speak to this, but I noticed  
11       in the proposed conditions there was some monitoring?

12              MR. STEJSKAL: I think -- typically it's proposed  
13       the -- we will have a monitoring program set up out  
14       here for the preserve areas; correct?

15              I mean, we will have to more than likely -- to  
16       answer that question, I'm not sure if that's what's  
17       going to be done; however, when we go to the district  
18       permitting process, they will likely require a  
19       monitoring plan.

20              HEARING EXAMINER COLLINS: All right, because  
21       there was a condition about water monitoring, wasn't  
22       there?

23              MR. MENDEZ: Yes.

24              MS. EKBLAD: Yeah.

25              HEARING EXAMINER COLLINS: All right. I was

1           wondering where that is going to take place and -- the  
2           condition addresses the frequency and the format and  
3           all that but...

4           MR. MENDEZ:   (Nods head.)

5           HEARING EXAMINER COLLINS:   Okay, thank you.

6           MR. STEJSKAL:   Yes, ma'am.

7           HEARING EXAMINER COLLINS:   And I was surprised  
8           there was no wildlife at all.

9           MR. STEJSKAL:   We didn't -- I didn't see anything  
10          when I was out there.  It was really thick in the back,  
11          so as far as wading birds -- it was dry when I was  
12          there, too.  Wading birds could utilize that area as  
13          part of -- which is kind of why they're preserving it,  
14          as well as --

15          HEARING EXAMINER COLLINS:   Sure.

16          MR. STEJSKAL:   -- historical flow.  But, yeah --  
17          no -- I mean, it's a single-family residence, too --

18          HEARING EXAMINER COLLINS:   Right.

19          MR. STEJSKAL:   -- so that kind of eliminates other  
20          potential species.

21          HEARING EXAMINER COLLINS:   Thank you.

22          MR. STEJSKAL:   Yes, ma'am.

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

25                 To answer your question on the build-out date,

1           there was an error in the text of my analysis, but the  
2           build-out date that was analyzed is consistent with the  
3           Staff. It was 2028 in the analysis. There was just an  
4           error on page 8, I believe, that referenced 2027, but  
5           all the analysis was conducted for 2028, which is  
6           consistent with the Staff memo.

7           HEARING EXAMINER COLLINS: And then just -- can  
8           you kind of go over the improvements that are planned  
9           for the general area --

10          MR. TREESH: Yes.

11          HEARING EXAMINER COLLINS: -- and when that's  
12          anticipated to be complete?

13          MR. TREESH: Yes. Those improvements are under  
14          construction. That contract has been let. It's being  
15          constructed by the Babcock Improvement District under  
16          the guise of FDOT --

17          HEARING EXAMINER COLLINS: Let's go to a slide  
18          that shows the wider area.

19          MR. TREESH: Yeah.

20          MR. MENDEZ: I think slide one has the  
21          improvements overlaying right there. There's a good  
22          example.

23          MR. TREESH: So FDOT has broken up the State  
24          Road 31 project into two parts, north of State Route 78  
25          and south of State Route 78. South of State Route 78

1 includes the bridge over the Caloosahatchee. That's  
2 being done by FDOT. That project is in the  
3 design/build phase, and it's projected to be started  
4 next year. But the section north of South Route 78 has  
5 just finished utility relocation and has now started  
6 building the lanes in the right-of-way.

7 A little further north, along the Babcock Ranch  
8 portion -- and as you heard, they've now started  
9 acquiring the right-of-way along these parcels to start  
10 the construction process probably in the next year on  
11 this section, when you get down towards the State  
12 Route 78 intersection.

13 So it will be a four-lane divided cross section;  
14 the signal at State Route 78 will be maintained. In  
15 this section you see there's U-turn movements at Old  
16 Rodeo to our south, and a U-turn at this driveway --  
17 whoops, that's not good -- to the north.

18 HEARING EXAMINER COLLINS: That's the MPD?

19 MR. TREESH: Yes.

20 So we've met with FDOT. They've indicated that we  
21 can have one access connection on the frontage, a  
22 right-in/right-out connection. So traffic will be able  
23 to turn right in and then right out and do a U-turn at  
24 this location to continue back to the south. And then  
25 traffic coming from the north will be able to do a

1 U-turn at Old Rodeo and then get into the property at  
2 this location.

3 I would like to also comment that our traffic  
4 study was done based on the first master concept plan,  
5 which is -- which was the more intense use of the  
6 entire property. Now that that master concept plan has  
7 been eliminated, this was obviously based on a much  
8 more intense use than what's ultimately going to be  
9 developed now that the front half of the property has  
10 been eliminated from the --

11 HEARING EXAMINER COLLINS: All right. I thought I  
12 read somewhere -- I don't know if it was the Staff  
13 Report or the TIS or some kind of backup -- that there  
14 was going to be a six-lane, three travel lanes,  
15 somewhere. Is that heading --

16 MR. TREESH: This is being --

17 HEARING EXAMINER COLLINS: -- to the bridge or --

18 MR. TREESH: It's being designed for six, but it's  
19 only initially being constructed as a four-lane  
20 divided. The six-lane is -- south of State Route 78 it  
21 will be six lanes.

22 HEARING EXAMINER COLLINS: It will be six lanes?

23 MR. TREESH: It will be six lanes from State  
24 Route 78 across the bridge --

25 HEARING EXAMINER COLLINS: To --

1 MR. TREESH: -- to State Route 80.

2 HEARING EXAMINER COLLINS: -- 80. And then at  
3 that intersection, it's going to transition down to  
4 four lanes?

5 MR. TREESH: Yes.

6 HEARING EXAMINER COLLINS: Oh, well, that won't be  
7 a cluster.

8 MR. TREESH: No, not a bit.

9 HEARING EXAMINER COLLINS: Because there's a lot  
10 of traffic on that road, a lot of truck traffic, and of  
11 course there's only one lane each way right now so --

12 MR. TREESH: Correct.

13 Do you have any other questions for me?

14 HEARING EXAMINER COLLINS: Interesting choice  
15 though.

16 MR. TREESH: It is.

17 HEARING EXAMINER COLLINS: All right, thank you  
18 for that clarification.

19 MR. TREESH: Thank you.

20 MR. AKIN: Madam Hearing Examiner, Richard Akin  
21 again for the record. You asked a question about  
22 location of the water quality monitoring. So  
23 Attachment K has the water quality monitoring plan and  
24 outlines that the water quality monitoring will occur  
25 at the downstream outfall, which is approximately right

1 here in the wetland.

2 HEARING EXAMINER COLLINS: Okay.

3 MR. AKIN: It delineates the location of CS-1  
4 there. If you have any questions about that, I'm sure  
5 Mr. Addison --

6 HEARING EXAMINER COLLINS: No --

7 MR. AKIN: -- can answer them.

8 HEARING EXAMINER COLLINS: -- thank you. I just  
9 want to make sure everything is covered.

10 Are we ready for Adam now?

11 MS. EKBLAD: I think so.

12 HEARING EXAMINER COLLINS: So can I look at the  
13 ad? Because I'm a little surprised you don't have  
14 anybody here.

15 MR. MENDEZ: Say again?

16 HEARING EXAMINER COLLINS: Can I look at the ad --

17 MR. MENDEZ: Absolutely.

18 HEARING EXAMINER COLLINS: -- because I'm a little  
19 surprised we don't have anyone here.

20 MR. MENDEZ: Yes. The ad is very general, under  
21 the advisement of the County Attorney's Office. It is  
22 simply rezoning X amount of acres from AG-2 to CPD.

23 (Staff Exhibits 3 and 4 submitted.)

24 HEARING EXAMINER COLLINS: Okay. We'll make this  
25 Affidavit of Publication Staff Exhibit 3; Staff Exhibit

1           1 was the Staff Report; Staff Exhibit 2 was their  
2           48-hour letter; I already explained Staff Exhibit 3;  
3           and Staff Exhibit 4 will be the PowerPoint.

4           Now that the advertisement is not a limitation in  
5           any way on the warehouse use, when we circle back to  
6           you, I'd like clarification on how and what you're  
7           contemplating there so that we make sure you're not  
8           limited unnecessarily in any way.

9           MR. MENDEZ: Again, for the record, Adam Mendez,  
10          Principal Planner, Community Development Zoning  
11          section. My résumé is on file with the Hearing  
12          Examiner's Office. I have provided copies of the  
13          PowerPoint presentation to the Applicant.

14          I wanted to start off with the discussion on the  
15          way Staff has categorized these self-storage uses, is  
16          actually how it's framed up in Condition 1c of the  
17          recommended conditions. So instead of using the  
18          approach "mini-warehouse," we used kind of a general  
19          umbrella term that's been used before in planned  
20          developments, "self-storage," so that there's a  
21          recommendation in the language. And the Staff  
22          recommendation is 100,000 square feet of self-storage  
23          uses, which, just generally speaking, these warehouse  
24          uses of mini-warehouse, public warehouse, which is the  
25          multi-tier/story indoor version, hybrid warehouse,

1       they're functionally principal uses that deal with the  
2       sorting and storage of dead -- dead storage, which is  
3       defined in the Code.

4               HEARING EXAMINER COLLINS:   Okay.   So it  
5       encompasses all enclosed storage?

6               MR. MENDEZ:   Precisely.

7               HEARING EXAMINER COLLINS:   Okay.   So how is the  
8       outdoor storage going to be treated in connection with  
9       the request for storage, open?

10              MR. MENDEZ:   So I think that the Applicant and  
11       Staff would be agreeable -- and this is how we looked  
12       at it.   Open storage would be purely accessory to a  
13       permitted principal use.   So it wouldn't be necessarily  
14       a principal use of a tract of land.   It would be  
15       accessory to uses such as contractors and builders --  
16       Groups 2 and 3, namely -- that's listed as a permitted  
17       use.   There's other uses that might enjoy outdoor  
18       storage, but it won't be a primary use.

19              And I'll let Ms. Ekblad speak to that.

20              MS. EKBLAD:   Yeah, I would just add that it could  
21       be accessory to the indoor storage.   There are some  
22       places that offer both --

23              HEARING EXAMINER COLLINS:   But will it count  
24       toward commercial square footage, or no?

25              MS. EKBLAD:   Typically when I have permitted it in

1 the past, it has not counted towards the square  
2 footage.

3 HEARING EXAMINER COLLINS: Okay.

4 MS. EKBLAD: And there are supplemental  
5 regulations regarding the buffering and the setbacks in  
6 the Land Development Code that would apply to that open  
7 storage use.

8 HEARING EXAMINER COLLINS: I just want to put a  
9 finer point on it, that's all, so that you don't have a  
10 hiccup later and...

11 MS. EKBLAD: I appreciate that.

12 MR. MENDEZ: So moving on, I want to just point  
13 out that -- and this is just another slide. It's  
14 Attachment C of the Staff Report, the case maps where  
15 we can delineate between the Rural, Public Facilities,  
16 and Outlying Suburban Future Land Use category that the  
17 property is currently designated subsequent to the 2022  
18 policy changes in the Lee Plan, in Map 1A, the future  
19 land use map element.

20 I wanted to kind of highlight that this category,  
21 it's -- it's fairly permissive. The only explicit  
22 prohibitions are bonus densities are not permitted in  
23 this category. There's no density being requested  
24 aside from retention of the existing single-family for  
25 the interim use, as well as there are no industrial

1 land uses permitted, as typical in suburban categories.

2 So this request, as it stands before you, a CPD,  
3 it's going through the DCI process. Naturally, it  
4 exceeds the acreages that require this rezoning to be  
5 proffered as -- through the vehicle of a commercial  
6 planned development. You've heard that there's some  
7 community plan policies that reference if you're  
8 proposing -- not Minor Commercial -- Neighborhood  
9 Commercial or Community Commercial, that the planned  
10 development, again, becomes the vehicle to propose  
11 these types of land uses.

12 The schedule of uses we'll get into. It's pared  
13 down. It's not -- it's not quite a carbon copy of the  
14 MPD to the north. It's been kind of tastefully pared  
15 down given its location.

16 The zoning category -- here's another shade of  
17 AG-2 in delineation with the -- you can see the CF,  
18 Community Facilities, zoning that encompasses the  
19 100-acre Civic Center, Lee County Civic Center. You've  
20 got -- the subject property is currently within that  
21 AG-2 zoning, directly abutting the SR 31 Greenwell MPD,  
22 which is an MPD that comprises of 77 acres,  
23 approximately, with 400,000 square feet of commercial  
24 that's located on about 33 acres fronting SR 31, and  
25 then the other 44 acres are a combination of

1 single-family and multi-family uses that are at the top  
2 range of the density -- standard density range, which  
3 is 3 units an acre. 122 dwelling units are permitted.

4 You can see the western extent of Owl Creek, just  
5 on the other side of this large estate property that  
6 actually spans all the way down from -- it goes from  
7 North River all the way down to the Caloosahatchee.

8 So I have a couple slides here that superimpose  
9 the SR 31 Greenwell MCP, and then as well as the  
10 proposed MCP before you, to kind of get an idea of what  
11 we're currently looking at, as this property is zoned  
12 AG-2.

13 So in -- in light of the SR 31 Greenwell rezoning,  
14 this is the current layout, this is the current context  
15 of what this existing single-family residence is now  
16 directly abutting to the north. And you can see the  
17 single-family is generally located here, about  
18 catty-corner to one of the commercial buildings located  
19 along SR 31. These are -- I think this is a pole barn.

20 This is the MCP with the order of taking, and you  
21 can see the general limits of the SR 31 realignment.  
22 You can see the tracts here, and you can -- you can see  
23 the way that the preserves interlock on the back half  
24 of the property.

25 I'm going to go to the slide here where we can

1 really look at the way that this MCP interfaces with  
2 the single-family lots that are directly across the  
3 100-foot-wide ingress/egress drainage easement that  
4 comprise this T-shaped lot here.

5 And so we had some discussion here. Tract D  
6 interfaces with -- I think Ms. Ekblad referenced this  
7 as like a paddock. It doesn't have an existing  
8 single-family on this actual parcel, but it's under  
9 common ownership. There is a single-family here, and  
10 there's another single-family -- this is actually a  
11 single-family residence right here, as well. So you  
12 can see the way that the lake tract kind of interfaces  
13 and the way that Tract D on the proposed MCP kind of  
14 interfaces across this drainage -- low-lying  
15 drainage --

16 HEARING EXAMINER COLLINS: How wide is that  
17 drainage easement?

18 MR. MENDEZ: It's 100 feet wide, and the  
19 easement -- the terms of the easement are attached to  
20 the Staff Report.

21 And as part of the Staff analysis, we took into  
22 consideration that -- I mean, if we just look at the  
23 alignment on this property, in concert with the  
24 commercial that's fronting SR 31 on the Greenwell 31  
25 MPD, you can see that a significant portion of parking

1       and commercial opportunity is going to be or has been  
2       taken. And so we see this PD -- and the residential is  
3       largely intact in its location. You can see that this  
4       kind of PD supplements some of that commercial that is  
5       naturally going to be consumed by this taking.

6               And so when we speak about the North Olga  
7       Community Plan and their ambitions for compact  
8       mixed-use development -- or compact mixed-use clustered  
9       development, I think that these pieces are going to  
10      work together in the future to kind of accomplish that,  
11      that mixed-used goal. And it's in an appropriate  
12      location on the Babcock Ranch Road, SR 31.

13             When we look at the actual surrounding area in the  
14      context of North Olga as a whole, you can see in this  
15      shot -- this slide here the approvals are in pink, and  
16      those are all planned development approvals. This is  
17      the Singletary CPD in scale, and you can see between  
18      Owl Creek, Cary+Duke+Povia, Babcock Ranch, we've got a  
19      lot of residential development that's occurring out  
20      here, thousands of units. And so I think this  
21      commercial land use, this vision of commercial on this  
22      property is appropriate, given the improvements that  
23      are going on in this corridor.

24             You can also see the Armeda property, which is a  
25      pending Comprehensive Plan Map application to -- to

1       redesignation from DR/GR to Rural, and to rezone to RPD  
2       for -- for some additional units here. So it's almost  
3       like the hole in the doughnut here between the Babcock  
4       Ranch PD and the Cary+Duke+Povia to the south. So you  
5       can really see the scale of the activity in this  
6       corridor, especially in the context of the residential  
7       units that are going to come online within their  
8       respective build-out dates.

9               So we think that this PD application not only  
10       complements the existing mixed-use commercial  
11       development to the north, but it also complements and  
12       will provide basic commercial services to this growing  
13       population of North Olga.

14              HEARING EXAMINER COLLINS: Okay. Go back to the  
15       previous slide, please.

16              MR. MENDEZ: Yeah.

17              HEARING EXAMINER COLLINS: When is the Armeda plan  
18       amendment public hearing?

19              MR. MENDEZ: Yes, it's currently undergoing Staff  
20       review, first round.

21              HEARING EXAMINER COLLINS: So it hasn't been to  
22       the LPA yet or anything like that?

23              MR. MENDEZ: It has not. It's just kind of a  
24       depiction to show the movement out there, the pink  
25       being approval, and then the -- I don't know --

1       flamingo, peach, whatever you want to call that is  
2       pending.

3               HEARING EXAMINER COLLINS:   What's pending?

4               MR. MENDEZ:   The Armeda property.

5               HEARING EXAMINER COLLINS:   Oh, the flamingo -- I  
6       see.

7               MR. MENDEZ:   So as part of the Staff 48-hour  
8       letter, we did attempt to show the differences in the  
9       published conditions of approval -- the published  
10      recommended conditions of approval with strike-through  
11      and underlined.  We're eliminating a master concept  
12      plan.  There's a lot less guesswork with two MCPs.  The  
13      language was tightened up, working with Ms. Ekblad, to  
14      make it seem -- make it make more sense, so to speak.  
15      So we thought that was a clean addition.

16              We had additional language to address kind of the  
17      ambiguity and the idea as to what does this enhanced  
18      Type D buffer look like, and where is it actually  
19      located, because there's some dimensions that were in  
20      the original recommendation that were kind of  
21      confusing.  So I think we buttoned those up, and we're  
22      in agreement on those.

23              The schedule of uses and development regulations,  
24      while they're not carbon copies of the MPD to the  
25      north, they're very similar.  This schedule of uses, if

1       you compare it to what was approved as part of the  
2       SR 31 Greenwell, it's actually pared down. There's  
3       uses like boatyard -- which aren't requested as part of  
4       this recommendation, but bus depots, things of that  
5       nature that may actually add some scale, have an  
6       industrial flare to them.

7               Some of the conditions that you see here bulleted  
8       in blue, those are conditions that are consistent with  
9       the SR 31 Greenwell approval, as well. The difference  
10      here is the condition regarding the Tract D building  
11      height -- and I wanted to kind of get a slide up here  
12      to depict what the intention is there.

13             And this 50-foot distance, that's actually derived  
14      from the 50-foot setback that's -- that's implemented  
15      as part of the Chapter 33 regulations for North Olga,  
16      with respect to how far buildings are to be set back  
17      from the development perimeter from a right-of-way. So  
18      we used that same 50-foot setback measurement to put a  
19      transition zone here, for which the height will be the  
20      same as the height that's permitted in the directly  
21      abutting AG-2 zoning district, which is 35 feet above  
22      flood elevation.

23             HEARING EXAMINER COLLINS: Okay. I don't have the  
24      condition in front of me right now so I'm --

25             MR. MENDEZ: It's actually right here.

1           HEARING EXAMINER COLLINS: With regard to the  
2           installation of the Type D buffer on Tract D, is that  
3           triggered by a development order for Tract D, or is  
4           that triggered by a development order for the  
5           infrastructure for the site?

6           MR. MENDEZ: It's my understanding it would be  
7           part of the backbone infrastructure that all perimeter  
8           buffers be installed.

9           HEARING EXAMINER COLLINS: Okay. And then -- so  
10          then it's unlikely that the buffer won't be necessary  
11          if it's going to go in -- unless there's not  
12          single-family uses at the time the infrastructure DO is  
13          approved. Once it's installed, I want to make sure  
14          that it's continuously maintained notwithstanding what  
15          happens on the south; right?

16          MR. MENDEZ: Right.

17          HEARING EXAMINER COLLINS: Or, no, it could be  
18          removed? What's the plan for that?

19          MR. MENDEZ: The plan is the only -- the only  
20          outcome for which the buffer that's -- the buffer  
21          that's conditioned as part of this deviation would not  
22          take place is if the property was rezoned to a  
23          nonresidential use.

24          HEARING EXAMINER COLLINS: Okay, so once it's  
25          installed --

1 MR. MENDEZ: Yeah.

2 HEARING EXAMINER COLLINS: Okay. But I don't want  
3 them to have to go through the public hearing process  
4 again if they want to take it out, if the property to  
5 the south is rezoned to a commercial use.

6 MR. MENDEZ: Right.

7 HEARING EXAMINER COLLINS: I don't want any  
8 hiccups. I don't want any bone spurs in this. If  
9 it's -- there's a change -- I'll take a look at the  
10 condition.

11 MR. MENDEZ: Yeah. The aim was the site -- the  
12 aim was to acknowledge that if the change happens, it's  
13 not necessary anymore.

14 HEARING EXAMINER COLLINS: So it can be removed  
15 then.

16 MR. MENDEZ: It could be removed if the land is  
17 rezoned to -- as Ms. Ekblad said, if the future use is  
18 commercial, nonresidential, it can be converted to a  
19 Type A buffer, which is the buffer required between  
20 commercial land uses. And that should be -- the  
21 language should be written in a manner that would allow  
22 that to happen without a public hearing.

23 HEARING EXAMINER COLLINS: Right, but once it's  
24 installed, until it's taken down to an A, it has to be  
25 maintained.

1 MR. MENDEZ: Correct.

2 HEARING EXAMINER COLLINS: Okay.

3 MR. MENDEZ: In perpetuity, yeah.

4 I don't know how much you'd like me to go into  
5 this. I think it's pretty self-explanatory. We're  
6 asking for just a drop-down, a step-down in height  
7 within 15 feet of the south --

8 HEARING EXAMINER COLLINS: I understood that -- I  
9 understood the condition.

10 MR. MENDEZ: Okay. So with that, as has been  
11 echoed here before, the Staff recommendation is  
12 approval with conditions. The standards for approval  
13 have been met. The substantive analysis in the Staff  
14 Report detail, hopefully, *ad nauseam* that the request  
15 meets the standards for approval.

16 I'm happy to address any questions you may have,  
17 and hopefully any of these pictorial slides can help  
18 guide us through that.

19 HEARING EXAMINER COLLINS: I don't have any  
20 questions, thank you. I felt well prepared for this  
21 hearing. I performed the site visit. I read through  
22 the documentation in the Staff Report. The  
23 presentations were very complete. I understand what's  
24 going on here. This area is in transition, and this in  
25 response to, you know, what we can expect this roadway

1 to be. And the access is limiting, I think, in terms  
2 of the intensity of what we can anticipate on this  
3 property, being right-in/right-out only.

4 So I don't envision there being any issues. I  
5 should be able to release a recommendation within two  
6 weeks. Thank you.

7 Again checking, any members of the public? No?

8 Any concluding remarks? Not necessary, just  
9 offering.

10 MR. AKIN: No, thank you.

11 HEARING EXAMINER COLLINS: All right. Well, thank  
12 you, everyone. The record is complete so we will close  
13 the record for the hearing, and thank you to everyone.

14 (Proceedings concluded at 10:02 a.m.)  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2 CERTIFICATE OF REPORTER  
3

4 STATE OF FLORIDA )

5 COUNTY OF LEE )  
6

7 I, Deborah M. Bruns, Florida Professional  
8 Reporter, do hereby certify that I was  
9 authorized to and did report the foregoing  
10 proceedings, and that the transcript, pages 1  
11 through 51, is a true and correct record of my  
12 stenographic notes.  
13

14 Dated this 3rd day of November, 2025.  
15

16 *Deborah M. Bruns*  
17

18 \_\_\_\_\_  
Deborah M. Bruns, FPR  
19

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

|                             |                           |                            |
|-----------------------------|---------------------------|----------------------------|
|                             | 40/4 40/11                | 8/17 8/21 13/4 13/7 13/18  |
| <b>HEARING EXAMINER</b>     | <b>0</b>                  | 16/22 17/16 17/21 18/24    |
| <b>COLLINS: [111]</b>       | 00043 [2] 1/2 4/21        | 19/9 20/2 20/21 20/24      |
| <b>MR. ADDISON: [11]</b>    | 0398 [1] 2/10             | 22/11 23/10 33/24 41/21    |
| 26/8 26/11 26/16 28/1       | <b>1</b>                  | 41/24 42/9 42/13 42/19     |
| 28/6 28/9 28/11 28/25       | 100 [1] 43/18             | 42/21 43/24 43/24 44/12    |
| 29/6 29/11 29/14            | 100,000 [4] 9/5 18/1 18/5 | 47/2 47/9                  |
| <b>MR. AKIN: [13] 4/16</b>  | 38/22                     | 32 [1] 3/6                 |
| 5/21 6/9 6/15 6/20 7/1 7/8  | 100-acre [1] 41/19        | 32459 [1] 2/6              |
| 26/1 30/11 36/20 37/3       | 100-foot [1] 14/7         | 33 [3] 9/8 41/24 47/15     |
| 37/7 51/10                  | 100-foot-wide [1] 43/3    | 33901 [2] 1/13 2/3         |
| <b>MR. MENDEZ: [34]</b>     | 10:02 [1] 51/14           | 33902-0398 [1] 2/10        |
| 24/19 24/21 24/25 25/4      | 10:06 [1] 1/11            | 35 [1] 47/21               |
| 25/24 26/2 26/10 31/23      | 110,000 [1] 9/4           | 36 [1] 3/6                 |
| 32/4 33/20 37/15 37/17      | 122 [1] 42/3              | 37 [4] 3/19 3/19 3/20 3/20 |
| 37/20 38/9 39/6 39/10       | 132.2.17 [1] 18/19        | 38 [1] 3/9                 |
| 40/12 43/18 45/16 45/19     | 15 [1] 50/7               | 398 [1] 2/9                |
| 45/23 46/4 46/7 47/25       | 15-foot [1] 14/2          | 3rd [1] 52/14              |
| 48/6 48/16 48/19 49/1       | 1500 [1] 1/13             | <b>4</b>                   |
| 49/6 49/11 49/16 50/1       | 16.81 [1] 7/19            | 4.43 [1] 17/10             |
| 50/3 50/10                  | 1715 [1] 2/3              | 400,000 [2] 18/6 41/23     |
| <b>MR. STEJSKAL: [13]</b>   | 18th [1] 11/10            | 44 [1] 41/25               |
| 29/16 29/20 30/10 30/12     | 1A [1] 40/18              | 48-hour [10] 3/15 3/19     |
| 30/14 30/22 30/24 31/12     | 1c [1] 38/16              | 5/6 5/15 6/1 6/2 6/7 7/25  |
| 32/6 32/9 32/16 32/19       | <b>2</b>                  | 38/2 46/7                  |
| 32/22                       | 2017 [1] 17/19            | <b>5</b>                   |
| <b>MR. TREESH: [15]</b>     | 2022 [1] 40/17            | 50 [2] 12/13 31/2          |
| 32/23 33/10 33/13 33/19     | 2023 [1] 19/7             | 50-foot [4] 13/21 47/13    |
| 33/23 34/19 35/16 35/18     | 2024-00043 [1] 4/21       | 47/14 47/18                |
| 35/23 36/1 36/5 36/8        | 2025 [2] 1/10 52/14       | 51 [1] 52/11               |
| 36/12 36/16 36/19           | 2027 [1] 33/4             | 52 [1] 3/11                |
| <b>MS. EKBLAD: [44] 4/6</b> | 2028 [2] 33/3 33/5        | <b>6</b>                   |
| 6/16 6/19 7/12 9/12 10/1    | 26 [1] 3/5                | 6.1.2 [1] 18/3             |
| 10/4 10/12 10/14 10/20      | 29 [1] 3/5                | 60 [1] 14/9                |
| 12/19 12/24 13/3 14/18      | <b>3</b>                  | <b>7</b>                   |
| 14/20 14/22 14/25 15/3      | 3.6 [1] 7/20              | 75 [1] 31/3                |
| 15/6 15/10 15/17 15/20      | 30 [3] 1/10 12/14 13/23   | 77 [1] 41/22               |
| 15/25 16/3 16/6 16/11       | 30,000 [1] 17/25          | 78 [8] 33/24 33/25 33/25   |
| 16/13 16/15 21/6 21/19      | 30-foot [1] 13/23         | 34/4 34/12 34/14 35/20     |
| 21/23 24/17 24/20 24/24     | 31 [30] 5/12 7/17 7/21    | 35/24                      |
| 25/1 25/3 25/13 25/23       |                           |                            |
| 31/24 37/11 39/20 39/25     |                           |                            |

|                                   |                                   |                                    |
|-----------------------------------|-----------------------------------|------------------------------------|
| <b>8</b>                          | <b>38/16 42/6 43/10 46/18</b>     | <b>AICP [1] 2/5</b>                |
| <b>80 [2] 36/1 36/2</b>           | <b>47/2 47/5 47/13 47/25</b>      | <b>aim [2] 49/11 49/12</b>         |
| <b>9</b>                          | <b>ad [5] 10/17 37/13 37/16</b>   | <b>aisle [1] 13/14</b>             |
| <b>97 [1] 2/6</b>                 | <b>37/20 50/14</b>                | <b>Akin [5] 2/2 3/4 3/6 4/17</b>   |
| <b>9:00 [1] 1/11</b>              | <b>Adam [5] 2/8 3/9 25/5</b>      | <b>36/20</b>                       |
| <b>A</b>                          | <b>37/10 38/9</b>                 | <b>alignment [1] 43/23</b>         |
| <b>a.m [3] 1/11 1/11 51/14</b>    | <b>add [2] 39/20 47/5</b>         | <b>all [22] 4/16 6/10 7/8</b>      |
| <b>able [3] 34/22 34/25 51/5</b>  | <b>Addison [5] 2/13 3/5 4/24</b>  | <b>14/23 15/7 15/18 28/10</b>      |
| <b>about [20] 8/24 11/2</b>       | <b>26/11 37/5</b>                 | <b>30/18 31/20 31/25 32/3</b>      |
| <b>14/13 14/25 15/6 15/23</b>     | <b>addition [1] 46/15</b>         | <b>32/8 33/5 35/11 36/17</b>       |
| <b>16/13 17/2 20/4 20/7</b>       | <b>additional [2] 45/2 46/16</b>  | <b>39/5 40/9 42/6 42/7 44/16</b>   |
| <b>22/18 24/7 24/18 28/13</b>     | <b>additionally [1] 16/24</b>     | <b>48/7 51/11</b>                  |
| <b>31/21 36/21 37/4 41/24</b>     | <b>address [3] 23/24 46/16</b>    | <b>allow [1] 49/21</b>             |
| <b>42/17 44/6</b>                 | <b>50/16</b>                      | <b>allowed [3] 11/22 13/23</b>     |
| <b>above [1] 47/21</b>            | <b>addresses [1] 32/2</b>         | <b>18/19</b>                       |
| <b>Absolutely [1] 37/17</b>       | <b>addressing [1] 22/16</b>       | <b>allows [1] 10/10</b>            |
| <b>abutting [3] 41/21 42/16</b>   | <b>adjacent [2] 20/3 20/9</b>     | <b>almost [1] 45/2</b>             |
| <b>47/21</b>                      | <b>administer [1] 4/10</b>        | <b>along [9] 14/5 20/12</b>        |
| <b>access [12] 13/7 13/9</b>      | <b>adversely [1] 16/25</b>        | <b>22/11 22/16 30/2 31/5</b>       |
| <b>13/11 13/16 16/19 16/20</b>    | <b>advertisement [2] 24/9</b>     | <b>34/7 34/9 42/19</b>             |
| <b>16/23 18/25 23/12 29/2</b>     | <b>38/4</b>                       | <b>already [5] 6/11 8/17</b>       |
| <b>34/21 51/1</b>                 | <b>advisement [1] 37/21</b>       | <b>21/15 21/18 38/2</b>            |
| <b>accessed [1] 18/23</b>         | <b>affect [1] 16/25</b>           | <b>also [18] 2/12 5/23 6/3 7/3</b> |
| <b>accessory [3] 39/12 39/15</b>  | <b>affidavit [4] 3/20 7/25</b>    | <b>8/10 9/16 11/12 14/1</b>        |
| <b>39/21</b>                      | <b>24/22 37/25</b>                | <b>17/10 17/24 18/2 18/13</b>      |
| <b>accomplish [1] 44/10</b>       | <b>after [1] 25/25</b>            | <b>23/9 28/19 31/5 35/3</b>        |
| <b>accordingly [1] 23/7</b>       | <b>AG [6] 9/3 37/22 41/17</b>     | <b>44/24 45/11</b>                 |
| <b>acknowledge [1] 49/12</b>      | <b>41/21 42/12 47/21</b>          | <b>although [1] 7/19</b>           |
| <b>acquiring [1] 34/9</b>         | <b>AG-2 [6] 9/3 37/22 41/17</b>   | <b>Alva [3] 8/8 11/9 19/20</b>     |
| <b>acre [2] 41/19 42/3</b>        | <b>41/21 42/12 47/21</b>          | <b>am [1] 4/3</b>                  |
| <b>acreages [1] 41/4</b>          | <b>again [9] 11/15 20/25</b>      | <b>ambiguity [1] 46/17</b>         |
| <b>acres [7] 7/19 7/20 17/10</b>  | <b>21/24 36/21 37/15 38/9</b>     | <b>ambitions [1] 44/7</b>          |
| <b>37/22 41/22 41/24 41/25</b>    | <b>41/10 49/4 51/7</b>            | <b>amended [1] 17/24</b>           |
| <b>across [4] 14/6 35/24 43/2</b> | <b>agree [1] 17/5</b>             | <b>AMendez [1] 2/10</b>            |
| <b>43/14</b>                      | <b>agreeable [1] 39/11</b>        | <b>amendment [6] 17/20</b>         |
| <b>actively [1] 8/19</b>          | <b>agreed [1] 14/4</b>            | <b>18/2 18/18 19/6 21/17</b>       |
| <b>activity [2] 15/12 45/5</b>    | <b>agreement [3] 5/8 5/25</b>     | <b>45/18</b>                       |
| <b>actual [3] 25/17 43/8</b>      | <b>46/22</b>                      | <b>amendments [2] 17/7</b>         |
| <b>44/13</b>                      | <b>agricultural [6] 7/23 7/25</b> | <b>18/13</b>                       |
| <b>actually [14] 26/20 28/15</b>  | <b>21/5 21/7 21/11 23/13</b>      | <b>amount [3] 18/15 21/7</b>       |
| <b>28/17 29/1 29/1 29/3</b>       | <b>Agriculture [1] 21/8</b>       | <b>37/22</b>                       |
|                                   | <b>ahead [1] 26/1</b>             | <b>analysis [5] 33/1 33/3</b>      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A</b></p> <p>analysis... [3] 33/5 43/21 50/13</p> <p>analyzed [2] 27/21 33/2</p> <p>another [3] 40/13 41/16 43/10</p> <p>answer [4] 25/13 31/16 32/25 37/7</p> <p>anticipate [2] 21/9 51/2</p> <p>anticipated [15] 8/15 10/25 13/5 16/21 17/18 20/2 20/16 21/1 22/5 22/25 23/25 26/19 27/4 27/9 33/12</p> <p>anticipating [1] 13/25</p> <p>anticipation [1] 18/10</p> <p>any [20] 4/5 7/9 13/25 14/13 16/13 25/1 25/13 31/6 36/13 37/4 38/5 38/8 49/7 49/8 50/16 50/17 50/19 51/4 51/7 51/8</p> <p>anybody [1] 37/14</p> <p>anymore [1] 49/13</p> <p>anyone [1] 37/19</p> <p>anything [3] 25/12 32/9 45/22</p> <p>apologize [1] 19/7</p> <p>APPEARANCES [1] 1/20</p> <p>appears [1] 15/11</p> <p>applicable [1] 8/9</p> <p>Applicant [11] 2/2 3/3 3/14 4/20 6/22 6/22 14/4 17/8 25/19 38/13 39/10</p> <p>Applicant's [3] 4/10 6/6 6/12</p> <p>application [7] 4/4 5/11 8/14 10/14 24/3 44/25 45/9</p> <p>applications [1] 19/9</p> <p>apply [1] 40/6</p> <p>appreciate [1] 40/11</p> | <p>approach [1] 38/18</p> <p>appropriate [6] 10/5 16/20 23/10 23/13 44/11 44/22</p> <p>approval [9] 14/3 24/6 45/25 46/9 46/10 47/9 50/12 50/12 50/15</p> <p>approvals [2] 44/15 44/16</p> <p>approved [3] 18/4 47/1 48/13</p> <p>approximately [4] 7/19 17/19 36/25 41/23</p> <p>architectural [1] 11/19</p> <p>are [57]</p> <p>area [25] 8/24 11/24 12/14 12/16 12/23 17/12 17/16 17/17 18/11 19/13 20/6 20/16 21/8 22/6 22/23 28/15 29/24 30/18 31/1 31/5 32/12 33/9 33/18 44/13 50/24</p> <p>areas [13] 5/8 8/11 10/24 12/9 12/19 17/1 30/15 30/16 30/17 30/25 31/3 31/8 31/14</p> <p>aren't [1] 47/3</p> <p>Armeda [3] 44/24 45/17 46/4</p> <p>around [1] 7/15</p> <p>as [67]</p> <p>as wading [1] 32/11</p> <p>aside [1] 40/24</p> <p>asked [2] 21/14 36/21</p> <p>asking [1] 50/6</p> <p>associated [1] 17/4</p> <p>Associates [2] 2/13 5/2</p> <p>attached [1] 43/19</p> <p>Attachment [2] 36/23 40/14</p> <p>attempt [1] 46/8</p> <p>attorney [1] 4/18</p> <p>Attorney's [1] 37/21</p> | <p>Atwell [2] 2/13 26/12</p> <p>Authority [2] 8/12 19/17</p> <p>authorized [1] 52/9</p> <p>availability [1] 8/13</p> <p>available [2] 19/14 19/19</p> <p>aware [1] 17/8</p> <p>away [1] 23/5</p> <p><b>B</b></p> <p>Babcock [8] 18/14 20/11 20/23 33/15 34/7 44/12 44/18 45/3</p> <p>back [14] 9/10 21/24 24/15 27/15 27/19 28/16 29/2 29/20 32/10 34/24 38/5 42/23 45/14 47/16</p> <p>backbone [1] 48/7</p> <p>background [1] 7/14</p> <p>backing [1] 10/20</p> <p>backup [1] 35/13</p> <p>barn [1] 42/19</p> <p>Barrett [1] 2/14</p> <p>based [3] 26/25 35/4 35/7</p> <p>basic [1] 45/12</p> <p>basically [2] 15/22 23/4</p> <p>Bayshore [4] 19/11 19/20 19/20 20/23</p> <p>be [88]</p> <p>Beach [1] 2/6</p> <p>Bear [5] 2/14 3/5 5/2 28/13 29/16</p> <p>BearPaws [2] 2/14 29/17</p> <p>because [17] 5/8 9/21 16/8 21/14 21/16 25/16 25/18 26/23 27/16 27/24 28/23 29/22 31/20 36/9 37/13 37/18 46/19</p> <p>becomes [1] 41/10</p> <p>been [17] 5/17 5/17 5/22 17/17 21/18 26/22 29/11 29/17 33/14 35/7 35/10 38/19 41/14 44/1 45/21 50/10 50/13</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>B</b></p> <p>before [10] 1/8 5/5 5/11<br/>9/2 14/14 26/13 38/19<br/>41/2 42/10 50/11</p> <p>behalf [1] 5/1</p> <p>being [15] 7/4 8/7 8/11<br/>13/7 18/14 29/22 33/14<br/>34/2 35/16 35/18 35/19<br/>40/23 45/25 51/3 51/4</p> <p>believe [8] 8/22 10/7<br/>22/20 22/20 24/9 29/25<br/>30/15 33/4</p> <p>better [2] 13/17 15/5</p> <p>between [13] 6/24 7/16<br/>12/23 13/19 17/22 19/19<br/>20/25 21/10 25/18 40/15<br/>44/17 45/3 49/19</p> <p>birds [2] 32/11 32/12</p> <p>bit [4] 9/20 11/2 19/17<br/>36/8</p> <p>blocked [1] 19/7</p> <p>blue [1] 47/8</p> <p>Board [1] 16/16</p> <p>boatyard [1] 47/3</p> <p>bone [1] 49/8</p> <p>bonus [1] 40/22</p> <p>border [1] 14/16</p> <p>both [4] 18/22 19/1 28/13<br/>39/22</p> <p>boundary [1] 30/3</p> <p>Box [1] 2/9</p> <p>Brent [8] 2/13 3/5 4/24<br/>26/8 26/11 29/20 29/24<br/>30/3</p> <p>bridge [4] 8/21 34/1<br/>35/17 35/24</p> <p>brief [2] 7/14 25/8</p> <p>briefly [1] 17/15</p> <p>brings [1] 9/14</p> <p>broken [1] 33/23</p> <p>Bruns [3] 1/14 52/7 52/17</p> <p>buffer [16] 12/24 14/1</p> | <p>14/2 14/5 15/15 15/21<br/>17/12 23/1 23/7 46/18<br/>48/2 48/10 48/20 48/20<br/>49/19 49/19</p> <p>buffering [2] 22/18 40/5</p> <p>buffers [1] 48/8</p> <p>build [6] 25/17 25/20<br/>32/25 33/2 34/3 45/8</p> <p>build-out [5] 25/17 25/20<br/>32/25 33/2 45/8</p> <p>builders [1] 39/15</p> <p>building [2] 34/6 47/10</p> <p>buildings [2] 42/18 47/16</p> <p>bulleted [1] 47/7</p> <p>bus [1] 47/4</p> <p>businesses [1] 20/20</p> <p>buttoned [1] 46/21</p> <p><b>C</b></p> <p>call [2] 5/7 46/1</p> <p>Caloosahatchee [4] 7/18<br/>28/8 34/1 42/7</p> <p>can [37] 8/2 9/10 9/24<br/>13/9 14/16 14/17 15/4<br/>23/7 24/15 24/19 28/13<br/>33/7 34/21 37/7 37/12<br/>37/16 40/15 41/17 42/4<br/>42/16 42/21 42/22 42/22<br/>42/22 42/25 43/12 43/25<br/>44/3 44/14 44/17 44/24<br/>45/5 49/14 49/18 50/17<br/>50/25 51/2</p> <p>capacity [1] 20/2</p> <p>carbon [2] 41/13 46/24</p> <p>Cary [4] 18/21 20/10<br/>44/18 45/4</p> <p>case [5] 1/2 4/21 16/16<br/>25/15 40/14</p> <p>categories [4] 20/5 20/15<br/>21/3 41/1</p> <p>categorized [1] 38/15</p> <p>category [6] 18/8 21/10<br/>40/16 40/20 40/23 41/16</p> | <p>catty [1] 42/18</p> <p>catty-corner [1] 42/18</p> <p>Center [5] 11/10 17/22<br/>20/22 41/19 41/19</p> <p>central [2] 23/19 31/1</p> <p>Certificate [2] 3/11 52/2</p> <p>certify [1] 52/8</p> <p>cetera [1] 11/20</p> <p>CF [1] 41/17</p> <p>change [3] 18/7 49/9<br/>49/12</p> <p>changes [4] 6/1 8/23<br/>26/21 40/18</p> <p>changing [1] 26/24</p> <p>Chapter [2] 9/8 47/15</p> <p>character [4] 11/5 11/6<br/>11/15 11/20</p> <p>check [2] 15/20 24/9</p> <p>checking [1] 51/7</p> <p>chief [3] 1/9 24/2 25/15</p> <p>choice [1] 36/14</p> <p>circle [2] 24/15 38/5</p> <p>circulation [1] 13/17</p> <p>Civic [4] 17/22 20/22<br/>41/19 41/19</p> <p>clarification [5] 9/17 10/5<br/>25/17 36/18 38/6</p> <p>clarity [1] 9/20</p> <p>clause [1] 23/4</p> <p>clean [1] 46/15</p> <p>clear [1] 12/4</p> <p>clearly [1] 24/8</p> <p>close [1] 51/12</p> <p>cluster [1] 36/7</p> <p>clustered [3] 11/7 11/18<br/>44/8</p> <p>clusters [1] 22/10</p> <p>Code [8] 9/22 13/11<br/>13/24 22/12 22/13 24/5<br/>39/3 40/6</p> <p>collate [1] 24/12</p> <p>Collins [2] 1/8 4/3</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                           |                            |                            |
|---------------------------|----------------------------|----------------------------|
| <b>C</b>                  |                            |                            |
| coloring [1] 21/5         | compliance [1] 23/19       | 34/10                      |
| combination [1] 41/25     | complies [2] 14/18 22/2    | consultant [1] 5/2         |
| combine [1] 8/22          | comply [1] 27/1            | Consultants [1] 32/24      |
| come [4] 13/18 15/2       | Comprehensive [1] 44/25    | consumed [1] 44/5          |
| 27/11 45/7                | comprise [1] 43/4          | contemplating [1] 38/7     |
| coming [2] 28/20 34/25    | comprises [1] 41/22        | context [3] 42/14 44/14    |
| comment [1] 35/3          | concept [16] 3/16 5/13     | 45/6                       |
| commercial [44] 9/1 9/3   | 5/16 6/3 6/14 7/2 9/7 12/1 | continue [5] 16/7 26/15    |
| 9/5 11/22 13/5 13/15      | 12/6 14/14 15/20 17/7      | 27/19 27/20 34/24          |
| 17/14 17/18 17/21 17/24   | 22/21 35/4 35/6 46/11      | continuous [1] 14/8        |
| 17/25 18/3 18/5 18/10     | concert [1] 43/23          | continuously [1] 48/14     |
| 18/16 20/20 21/21 22/3    | concluded [1] 51/14        | contract [1] 33/14         |
| 22/5 23/8 23/8 23/11      | concludes [1] 24/2         | contractors [1] 39/15      |
| 23/14 26/19 27/6 27/12    | concluding [1] 51/8        | control [1] 27/13          |
| 27/24 39/24 41/5 41/8     | condition [8] 17/5 31/21   | controlled [1] 23/12       |
| 41/9 41/9 41/23 42/18     | 32/2 38/16 47/10 47/24     | converted [1] 49/18        |
| 43/24 44/1 44/4 44/21     | 49/10 50/9                 | copies [5] 6/3 6/4 25/8    |
| 44/21 45/10 45/12 49/5    | conditioned [1] 48/21      | 38/12 46/24                |
| 49/18 49/20               | conditions [13] 5/9 5/22   | copy [2] 6/2 41/13         |
| Commissioners [1] 16/17   | 22/16 23/1 23/15 23/25     | corner [4] 12/8 16/6       |
| common [1] 43/9           | 31/11 38/17 46/9 46/10     | 21/15 42/18                |
| communities [4] 8/7 11/4  | 47/7 47/8 50/12            | correct [13] 6/9 6/15 6/16 |
| 18/20 18/22               | conducted [1] 33/5         | 6/20 10/12 13/3 21/6 28/9  |
| community [23] 2/8 8/4    | confirming [1] 8/1         | 30/10 31/14 36/12 50/1     |
| 8/9 9/8 11/9 11/10 11/13  | conflict [1] 16/9          | 52/11                      |
| 11/14 11/22 11/23 17/22   | confusing [1] 46/21        | corridor [7] 8/16 8/18 9/1 |
| 18/3 18/5 18/9 19/11 21/1 | conjunction [1] 5/6        | 19/9 23/11 44/23 45/6      |
| 22/8 25/6 38/10 41/7 41/9 | connect [1] 13/16          | could [5] 18/8 32/12       |
| 41/18 44/7                | connected [2] 28/24        | 39/20 48/17 49/16          |
| compact [2] 44/7 44/8     | 29/23                      | count [2] 9/19 39/23       |
| compare [1] 47/1          | connecting [1] 30/4        | counted [1] 40/1           |
| compatibility [1] 23/2    | connection [3] 34/21       | county [12] 1/1 1/12 8/11  |
| compatible [1] 22/22      | 34/22 39/8                 | 8/13 16/16 19/16 19/23     |
| compensate [1] 28/19      | conservation [1] 23/18     | 20/22 29/8 37/21 41/19     |
| compensating [1] 28/14    | consideration [2] 21/25    | 52/5                       |
| compensatory [4] 12/7     | 43/22                      | couple [1] 42/8            |
| 12/11 17/3 23/19          | considered [1] 21/8        | course [1] 36/11           |
| complements [2] 45/10     | consistent [5] 22/4 24/3   | Court [1] 25/5             |
| 45/11                     | 33/2 33/6 47/8             | covered [2] 24/21 37/9     |
| complete [3] 33/12 50/23  | constructed [2] 33/15      | CPD [6] 1/4 4/4 4/20       |
| 51/12                     | 35/19                      | 37/22 41/2 44/17           |
|                           | construction [2] 33/14     | create [1] 11/25           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 13/8 19/21<br>departments [1] 19/20<br>depict [1] 47/12<br>depiction [1] 45/24<br>depots [1] 47/4<br>derived [1] 47/13<br>describe [1] 9/24<br>Description [1] 3/14<br>design [5] 11/19 22/9<br>22/15 23/20 34/3<br>design/build [1] 34/3<br>designated [2] 29/7 40/17<br>designed [1] 35/18<br>desire [1] 21/21<br>detail [2] 26/5 50/14<br>determination [1] 17/6<br>developed [1] 35/9<br>development [48] 2/8<br>8/16 9/4 9/22 11/7 11/18<br>13/5 13/10 13/13 13/24<br>16/20 16/23 17/14 18/4<br>19/1 20/4 20/6 21/21 22/6<br>22/10 22/13 22/15 22/24<br>22/25 23/8 23/21 23/23<br>24/1 24/5 25/7 26/20 27/1<br>27/6 27/12 27/25 38/10<br>40/6 41/6 41/10 44/8 44/9<br>44/16 44/19 45/11 46/23<br>47/17 48/3 48/4<br>developments [2] 18/25<br>38/20<br>deviation [2] 14/3 48/21<br>deviations [6] 9/6 13/6<br>13/20 22/14 23/22 23/24<br>did [8] 5/6 7/24 11/9<br>19/25 25/1 25/14 46/8<br>52/9<br>didn't [2] 32/9 32/9<br>difference [1] 47/9<br>differences [1] 46/8<br>different [1] 26/23<br>dimensions [1] 46/19 | direct [1] 22/6<br>direction [1] 27/20<br>directly [4] 41/21 42/16<br>43/2 47/20<br>Director's [1] 13/24<br>dirt [1] 28/16<br>disagreement [1] 5/8<br>discretion [1] 13/24<br>discuss [1] 24/13<br>discussed [2] 26/22 30/3<br>discussing [1] 30/16<br>discussion [3] 26/3 38/14<br>43/5<br>dispense [1] 4/8<br>distance [1] 47/13<br>district [7] 19/21 26/22<br>27/2 27/22 31/17 33/15<br>47/21<br>diversification [1] 11/16<br>divided [2] 34/13 35/20<br>Division [1] 2/9<br>do [20] 4/5 6/2 8/14 9/6<br>13/5 15/2 15/5 17/5 21/7<br>23/4 23/15 23/22 25/8<br>25/24 26/1 34/23 34/25<br>36/13 48/12 52/8<br>documentation [1] 50/22<br>documented [1] 29/11<br>does [9] 12/12 13/3 16/11<br>21/4 21/21 22/7 22/9<br>23/13 46/17<br>doesn't [1] 43/7<br>doing [2] 15/11 20/14<br>don't [17] 9/22 10/17<br>24/17 29/7 31/9 35/12<br>37/13 37/19 40/9 45/25<br>47/23 49/2 49/7 49/8 50/4<br>50/19 51/4<br>done [4] 13/12 31/17 34/2<br>35/4<br>Donna [2] 1/8 4/3<br>doughnut [1] 45/3 |
| <b>D</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| date [6] 1/10 6/17 7/3<br>25/17 32/25 33/2<br>Dated [1] 52/14<br>dates [2] 25/19 45/8<br>day [2] 11/12 52/14<br>DCI [2] 4/20 41/3<br>DCI2024 [1] 1/2<br>DCI2024-00043 [1] 1/2<br>dead [2] 39/2 39/2<br>deal [1] 39/1<br>Deborah [3] 1/14 52/7<br>52/17<br>December [1] 26/24<br>deficiencies [1] 20/2<br>defined [3] 9/21 11/6 39/3<br>definitely [1] 30/1<br>definition [1] 18/4<br>definitions [1] 17/24<br>delineate [1] 40/15<br>delineates [1] 37/3<br>delineation [1] 41/17<br>demonstrate [1] 16/24<br>densities [1] 40/22<br>density [7] 18/15 18/19<br>20/15 21/13 40/23 42/2<br>42/2<br>Department [4] 2/8 8/18 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>D</b>                                                                                                                                                                                                                                                                                                                                                 | either [1] 19/16<br>Ekblad [9] 2/5 3/4 4/23<br>7/10 7/13 39/19 43/6<br>46/13 49/17<br>elaborate [1] 9/14<br>electronically [1] 52/20<br>element [1] 40/19<br>elevation [1] 47/22<br>eliminated [5] 5/16 5/19<br>29/3 35/7 35/10<br>eliminates [1] 32/19<br>eliminating [1] 46/11<br>Email [3] 2/4 2/7 2/10<br>Emergency [1] 19/19<br>emphasizes [1] 11/15<br>en [1] 4/14<br>enclosed [2] 9/17 39/5<br>encompasses [3] 11/4<br>39/5 41/18<br>end [1] 24/16<br>engineer [3] 4/25 5/4<br>26/12<br>enhance [4] 11/5 14/5<br>22/14 23/22<br>enhanced [4] 11/19 22/18<br>23/7 46/17<br>enhancements [1] 23/1<br>enhancing [1] 15/23<br>enjoy [1] 39/17<br>ensure [2] 23/2 23/17<br>ensuring [1] 14/10<br>entering [1] 4/12<br>entire [2] 12/10 35/6<br>Entitlements [2] 2/5 7/13<br>environmental [4] 2/14<br>25/12 26/5 29/17<br>environmentally [2] 11/8<br>16/25<br>environmentally-sensitiv<br>e [1] 11/8<br>envision [1] 51/4<br>envisioned [1] 9/18 | envisioning [1] 12/17<br>error [2] 33/1 33/4<br>especially [1] 45/6<br>Esquire [1] 2/2<br>established [2] 17/25<br>18/15<br>estate [2] 20/19 42/5<br>et [1] 11/20<br>Even [1] 19/12<br>everyone [3] 4/8 51/12<br>51/13<br>everything [1] 37/9<br>evidence [1] 4/12<br>exactly [1] 9/18<br>EXAMINER [10] 1/1 1/9<br>1/12 4/3 4/17 6/24 7/1<br>22/1 25/4 36/20<br>Examiner's [1] 38/12<br>example [1] 33/22<br>exceeds [3] 12/12 17/12<br>41/4<br>excuse [4] 16/21 19/5<br>20/17 22/12<br>executed [1] 7/24<br>exemption [2] 7/24 8/1<br>exhibit [11] 3/14 3/18 6/6<br>6/11 6/22 6/23 37/25<br>37/25 38/1 38/2 38/3<br>Exhibits [2] 6/12 37/23<br>existing [17] 12/1 14/6<br>14/11 17/3 20/19 20/20<br>21/1 22/4 22/9 22/19<br>22/22 23/2 23/25 40/24<br>42/15 43/7 45/10<br>exotics [7] 30/19 30/21<br>30/24 31/2 31/3 31/3 31/6<br>expanded [1] 8/15<br>expect [1] 50/25<br>expected [2] 7/20 8/20<br>expert [2] 26/14 29/18<br>explained [1] 38/2<br>explanatory [1] 50/5 |
| <b>E</b>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| E3 [2] 30/19 31/2<br>each [1] 36/11<br>earlier [1] 30/16<br>easement [8] 14/7 16/8<br>16/9 30/1 43/3 43/17<br>43/19 43/19<br>easements [1] 23/18<br>east [5] 12/15 18/22 18/24<br>20/8 30/6<br>eastern [2] 12/2 12/10<br>echoed [1] 50/11<br>echoing [1] 11/13<br>ecologist [1] 5/3<br>economy [1] 11/16<br>effectuate [2] 13/6 22/15<br>egress [1] 43/3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                   |                                   |                                  |
|-----------------------------------|-----------------------------------|----------------------------------|
| <b>E</b>                          | <b>flood [1] 47/22</b>            | <b>19/6 19/12 20/5 20/14</b>     |
| <b>explicit [1] 40/21</b>         | <b>Floor [1] 1/12</b>             | <b>20/18 21/2 21/10 21/21</b>    |
| <b>extend [1] 8/20</b>            | <b>Florida [8] 1/15 8/12 8/18</b> | <b>22/4 22/16 23/25 40/16</b>    |
| <b>extent [2] 22/11 42/4</b>      | <b>13/8 19/16 26/12 52/4</b>      | <b>40/18 44/10 49/17</b>         |
| <b>F</b>                          | <b>52/7</b>                       | <b>G</b>                         |
| <b>facilities [4] 8/5 16/19</b>   | <b>flow [7] 27/19 29/4 29/5</b>   | <b>general [8] 12/5 14/12</b>    |
| <b>40/15 41/18</b>                | <b>29/7 29/13 30/5 32/16</b>      | <b>20/8 20/23 33/9 37/20</b>     |
| <b>fact [1] 11/2</b>              | <b>flow-way [2] 29/5 29/7</b>     | <b>38/18 42/21</b>               |
| <b>fairly [1] 40/21</b>           | <b>flowing [1] 27/17</b>          | <b>generally [3] 21/8 38/23</b>  |
| <b>falls [1] 14/24</b>            | <b>flows [2] 28/20 30/5</b>       | <b>42/17</b>                     |
| <b>family [18] 14/6 14/11</b>     | <b>flux [1] 26/20</b>             | <b>get [6] 13/19 34/11 35/1</b>  |
| <b>15/8 15/13 15/17 23/5</b>      | <b>foot [8] 13/21 13/23 14/2</b>  | <b>41/12 42/10 47/11</b>         |
| <b>32/17 40/24 42/1 42/1</b>      | <b>14/7 43/3 47/13 47/14</b>      | <b>getting [2] 21/24 25/11</b>   |
| <b>42/15 42/17 43/2 43/8</b>      | <b>47/18</b>                      | <b>give [1] 24/12</b>            |
| <b>43/9 43/10 43/11 48/12</b>     | <b>footage [3] 9/19 39/24</b>     | <b>given [4] 10/5 10/8 41/15</b> |
| <b>far [3] 28/11 32/11 47/16</b>  | <b>40/2</b>                       | <b>44/22</b>                     |
| <b>FDOT [5] 23/12 33/16</b>       | <b>foregoing [1] 52/9</b>         | <b>go [14] 10/18 14/16 23/5</b>  |
| <b>33/23 34/2 34/20</b>           | <b>form [1] 10/14</b>             | <b>24/22 26/1 27/13 31/17</b>    |
| <b>feels [1] 24/18</b>            | <b>format [1] 32/2</b>            | <b>33/8 33/17 42/25 45/14</b>    |
| <b>feet [9] 9/4 9/5 18/1 18/6</b> | <b>Fort [4] 1/13 2/3 2/10</b>     | <b>48/11 49/3 50/4</b>           |
| <b>38/22 41/23 43/18 47/21</b>    | <b>4/18</b>                       | <b>goal [1] 44/11</b>            |
| <b>50/7</b>                       | <b>forward [2] 7/5 27/3</b>       | <b>goes [2] 28/12 42/6</b>       |
| <b>felt [1] 50/20</b>             | <b>four [4] 20/1 34/13 35/19</b>  | <b>going [33] 4/7 7/10 9/13</b>  |
| <b>FEMA [1] 29/7</b>              | <b>36/4</b>                       | <b>9/17 9/19 15/8 25/16</b>      |
| <b>fence [5] 14/8 16/1 16/3</b>   | <b>four-lane [2] 34/13 35/19</b>  | <b>26/19 26/24 27/7 27/18</b>    |
| <b>16/6 16/8</b>                  | <b>four-laning [1] 20/1</b>       | <b>27/21 27/23 28/2 29/20</b>    |
| <b>few [2] 5/7 17/17</b>          | <b>FPR [1] 52/17</b>              | <b>30/8 30/15 30/19 31/17</b>    |
| <b>file [3] 5/6 25/7 38/11</b>    | <b>framed [1] 38/16</b>           | <b>32/1 35/8 35/14 36/3 39/8</b> |
| <b>finally [1] 19/3</b>           | <b>framework [1] 17/16</b>        | <b>41/3 42/25 44/1 44/5 44/9</b> |
| <b>find [1] 22/1</b>              | <b>Franklin [2] 2/2 4/18</b>      | <b>44/23 45/7 48/11 50/24</b>    |
| <b>finding [1] 23/9</b>           | <b>frequency [1] 32/2</b>         | <b>good [11] 4/2 4/16 7/12</b>   |
| <b>findings [2] 16/17 21/24</b>   | <b>front [6] 8/14 10/18 28/19</b> | <b>10/4 25/4 26/8 26/11</b>      |
| <b>fine [1] 24/16</b>             | <b>29/21 35/9 47/24</b>           | <b>29/16 32/23 33/21 34/17</b>   |
| <b>finer [1] 40/9</b>             | <b>frontage [2] 22/11 34/21</b>   | <b>got [3] 26/8 41/20 44/18</b>  |
| <b>finished [1] 34/5</b>          | <b>fronting [3] 13/4 41/24</b>    | <b>Governmental [2] 8/12</b>     |
| <b>fire [2] 19/20 19/20</b>       | <b>43/24</b>                      | <b>19/17</b>                     |
| <b>first [7] 8/7 8/11 12/5</b>    | <b>full [1] 19/13</b>             | <b>GR [1] 45/1</b>               |
| <b>13/7 27/24 35/4 45/20</b>      | <b>function [1] 26/6</b>          | <b>greater [1] 31/2</b>          |
| <b>FL [4] 1/13 2/3 2/6 2/10</b>   | <b>functionally [1] 39/1</b>      | <b>Greenwell [9] 11/12</b>       |
| <b>flamingo [2] 46/1 46/5</b>     | <b>further [3] 24/13 28/4</b>     | <b>20/12 28/24 41/21 42/9</b>    |
| <b>flare [1] 47/6</b>             | <b>34/7</b>                       | <b>42/13 43/24 47/2 47/9</b>     |
|                                   | <b>future [18] 8/3 10/22 11/1</b> | <b>Groups [1] 39/16</b>          |

|                                   |                                   |                                   |
|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>G</b>                          | <b>He's [1] 4/25</b>              | <b>hole [1] 45/3</b>              |
| <b>growing [1] 45/12</b>          | <b>head [2] 30/11 32/4</b>        | <b>Holt [1] 2/2</b>               |
| <b>guess [2] 21/16 21/18</b>      | <b>heading [1] 35/15</b>          | <b>homesteaded [1] 7/23</b>       |
| <b>guesswork [1] 46/12</b>        | <b>health [1] 23/23</b>           | <b>hopefully [2] 50/14 50/17</b>  |
| <b>guide [1] 50/18</b>            | <b>hear [1] 4/24</b>              | <b>hoping [1] 26/4</b>            |
| <b>guise [1] 33/16</b>            | <b>heard [2] 34/8 41/6</b>        | <b>host [1] 11/9</b>              |
| <b>guys [1] 25/24</b>             | <b>hearing [18] 1/1 1/7 1/9</b>   | <b>hour [10] 3/15 3/19 5/6</b>    |
| <b>H</b>                          | <b>1/12 1/12 4/3 4/16 6/24</b>    | <b>5/15 6/1 6/2 6/7 7/25 38/2</b> |
| <b>habitat [2] 12/10 12/12</b>    | <b>7/1 22/1 25/4 36/20 38/11</b>  | <b>46/7</b>                       |
| <b>had [6] 5/17 11/12 18/13</b>   | <b>45/18 49/3 49/22 50/21</b>     | <b>how [8] 24/17 38/6 38/16</b>   |
| <b>21/18 43/5 46/16</b>           | <b>51/13</b>                      | <b>39/7 39/11 43/16 47/16</b>     |
| <b>half [2] 35/9 42/23</b>        | <b>hedge [2] 16/2 16/3</b>        | <b>50/4</b>                       |
| <b>hand [2] 4/13 8/2</b>          | <b>hedgerow [1] 14/8</b>          | <b>however [1] 31/17</b>          |
| <b>hang [1] 25/10</b>             | <b>height [4] 47/11 47/19</b>     | <b>huh [2] 6/19 21/23</b>         |
| <b>happen [1] 49/22</b>           | <b>47/20 50/6</b>                 | <b>hybrid [1] 38/25</b>           |
| <b>happened [2] 5/10 5/15</b>     | <b>help [2] 16/11 50/17</b>       | <b>hydrate [1] 27/20</b>          |
| <b>happens [2] 48/15 49/12</b>    | <b>Henderson [2] 2/2 4/18</b>     | <b>I</b>                          |
| <b>happy [3] 24/13 25/13</b>      | <b>henlaw.com [1] 2/4</b>         | <b>I'd [5] 24/13 25/19 25/20</b>  |
| <b>50/16</b>                      | <b>her [1] 4/24</b>               | <b>26/13 38/6</b>                 |
| <b>has [19] 5/14 14/2 16/24</b>   | <b>here [50] 4/5 4/8 4/18</b>     | <b>I'll [3] 5/5 39/19 49/9</b>    |
| <b>17/16 17/17 33/14 33/20</b>    | <b>4/19 4/22 4/25 5/1 7/18</b>    | <b>I'm [18] 4/7 4/18 4/19</b>     |
| <b>33/23 34/4 34/5 35/6 35/9</b>  | <b>9/18 10/19 12/19 13/14</b>     | <b>7/10 7/11 9/13 9/17 25/5</b>   |
| <b>36/23 38/15 40/1 44/1</b>      | <b>14/25 15/2 15/6 15/13</b>      | <b>25/6 25/11 25/16 31/16</b>     |
| <b>45/23 49/24 50/10</b>          | <b>16/4 19/7 22/16 24/22</b>      | <b>37/4 37/13 37/18 42/25</b>     |
| <b>hasn't [1] 45/21</b>           | <b>27/14 28/16 29/2 30/17</b>     | <b>47/24 50/16</b>                |
| <b>hatched [4] 12/19 30/15</b>    | <b>30/18 30/18 31/1 31/14</b>     | <b>I've [3] 19/7 19/15 29/17</b>  |
| <b>30/18 31/8</b>                 | <b>37/1 37/14 37/19 42/8</b>      | <b>idea [2] 42/10 46/17</b>       |
| <b>have [48] 4/5 4/22 5/17</b>    | <b>42/17 42/22 42/25 43/4</b>     | <b>identified [4] 3/14 5/7</b>    |
| <b>5/17 5/22 6/2 6/3 7/9 8/23</b> | <b>43/5 43/9 43/11 44/15</b>      | <b>8/17 9/6</b>                   |
| <b>9/6 10/17 13/6 13/9 13/13</b>  | <b>44/20 45/2 45/3 47/7</b>       | <b>II [1] 2/2</b>                 |
| <b>13/16 13/20 14/4 18/21</b>     | <b>47/10 47/11 47/19 47/25</b>    | <b>imagine [1] 6/18</b>           |
| <b>19/13 20/5 21/7 22/3</b>       | <b>50/11 50/24</b>                | <b>immediately [2] 20/9</b>       |
| <b>22/13 24/22 25/1 25/8</b>      | <b>here's [1] 41/16</b>           | <b>20/12</b>                      |
| <b>25/14 26/13 26/22 31/6</b>     | <b>hereby [1] 52/8</b>            | <b>impact [3] 12/7 17/4 20/1</b>  |
| <b>31/13 31/15 34/21 36/13</b>    | <b>hiccup [1] 40/10</b>           | <b>impacted [1] 12/6</b>          |
| <b>37/4 37/13 37/19 38/12</b>     | <b>hiccups [1] 49/8</b>           | <b>impacts [1] 16/22</b>          |
| <b>39/25 40/9 42/8 43/7 47/5</b>  | <b>higher [2] 21/2 21/12</b>      | <b>implemented [1] 47/14</b>      |
| <b>47/23 49/3 50/13 50/16</b>     | <b>highlight [1] 40/20</b>        | <b>Improvement [1] 33/15</b>      |
| <b>50/19</b>                      | <b>historic [1] 29/4</b>          | <b>improvements [7] 7/21</b>      |
| <b>having [1] 13/18</b>           | <b>historical [5] 27/19 28/20</b> | <b>8/19 28/18 33/8 33/13</b>      |
| <b>he [3] 5/2 21/20 30/3</b>      | <b>29/13 30/4 32/16</b>           | <b>33/21 44/22</b>                |
|                                   | <b>historically [1] 27/17</b>     | <b>improving [1] 29/3</b>         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>I</b></p> <p>incentives [1] 18/18</p> <p>inches [1] 14/9</p> <p>include [5] 8/8 9/25 22/7 23/4 25/15</p> <p>included [1] 19/5</p> <p>includes [4] 4/23 9/15 30/25 34/1</p> <p>including [2] 12/11 30/18</p> <p>inconsistent [1] 13/10</p> <p>incorrectly [1] 10/15</p> <p>increased [1] 18/5</p> <p>increases [1] 18/19</p> <p>increasing [3] 17/18 20/15 28/18</p> <p>indicated [1] 34/20</p> <p>indicates [1] 19/8</p> <p>indigenous [4] 12/13 17/13 18/20 23/17</p> <p>indoor [2] 38/25 39/21</p> <p>industrial [3] 23/14 40/25 47/6</p> <p>infrastructure [4] 10/24 48/5 48/7 48/12</p> <p>ingress [1] 43/3</p> <p>ingress/egress [1] 43/3</p> <p>initially [1] 35/19</p> <p>installation [1] 48/2</p> <p>installed [4] 48/8 48/13 48/25 49/24</p> <p>instead [2] 7/5 38/17</p> <p>intact [1] 44/3</p> <p>intense [2] 35/5 35/8</p> <p>intensification [1] 9/1</p> <p>intensity [10] 16/20 16/23 17/18 18/10 18/16 20/15 21/2 21/13 22/3 51/2</p> <p>intention [2] 10/7 47/12</p> <p>interest [1] 23/16</p> <p>Interesting [1] 36/14</p> <p>interfaces [4] 43/1 43/6 43/12 43/14</p> | <p>interim [1] 40/25</p> <p>interlock [1] 42/23</p> <p>internal [2] 13/14 13/16</p> <p>interruption [2] 10/3 10/5</p> <p>intersection [5] 7/18 20/21 20/23 34/12 36/3</p> <p>introduction [1] 4/8</p> <p>is [156]</p> <p>isolated [4] 12/4 17/4 29/21 29/23</p> <p>issued [1] 17/6</p> <p>issues [2] 13/25 51/4</p> <p>it [79]</p> <p>it's [52] 5/18 7/3 7/19 8/22 15/6 21/19 27/24 28/2 29/6 29/6 29/7 29/9 29/23 29/25 30/1 30/14 30/25 31/12 32/17 33/14 34/3 35/18 35/18 36/3 38/16 40/13 40/21 40/21 41/3 41/12 41/13 41/13 41/14 43/8 43/18 44/11 45/2 45/19 45/23 47/2 47/25 48/6 48/10 48/11 48/13 48/14 48/24 49/9 49/12 49/23 49/24 50/5</p> <p>its [5] 11/16 19/3 26/6 41/15 44/3</p> <p><b>J</b></p> <p>Jessich [2] 2/13 5/1</p> <p>jurisdictional [1] 17/6</p> <p>just [30] 5/5 5/19 7/14 9/10 9/22 9/23 10/6 10/18 10/20 12/14 14/17 15/16 15/18 21/24 26/1 30/4 33/3 33/7 34/5 37/8 38/23 39/20 40/8 40/12 40/13 42/4 43/22 45/23 50/6 51/8</p> | <p><b>K</b></p> <p>kind [25] 7/14 11/3 18/7 18/11 24/12 28/15 28/19 29/20 30/5 32/13 32/19 33/8 35/13 38/18 40/20 41/14 42/10 43/12 43/13 44/4 44/10 45/23 46/16 46/20 47/11</p> <p>kinds [1] 10/11</p> <p>know [12] 9/24 16/15 21/16 24/17 25/20 27/10 28/12 31/10 35/12 45/25 50/4 50/25</p> <p>knows [1] 4/9</p> <p>Kreinbrink [1] 21/20</p> <p><b>L</b></p> <p>lake [9] 13/2 13/22 15/23 16/8 27/7 27/14 27/18 28/3 43/12</p> <p>land [25] 8/3 9/22 10/22 11/1 13/10 13/24 17/15 19/6 20/5 20/14 20/19 21/2 21/10 22/4 22/13 24/4 39/14 40/6 40/16 40/19 41/1 41/11 44/21 49/16 49/20</p> <p>lands [2] 8/6 11/8</p> <p>landscaping [1] 11/19</p> <p>lane [5] 34/13 35/14 35/19 35/20 36/11</p> <p>lanes [6] 34/6 35/14 35/21 35/22 35/23 36/4</p> <p>language [4] 38/21 46/13 46/16 49/21</p> <p>laning [1] 20/1</p> <p>large [3] 11/7 21/7 42/5</p> <p>largely [1] 44/3</p> <p>last [1] 17/17</p> <p>later [3] 8/24 9/14 40/10</p> <p>layout [1] 42/14</p> <p>leave [1] 13/4</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>L</b></p> <p>lectern [1] 26/3</p> <p>LEE [19] 1/1 1/12 8/7 8/11 8/13 10/21 11/3 11/11 11/14 17/20 19/16 19/23 20/22 21/17 22/2 24/4 40/18 41/19 52/5</p> <p>leegov.com [1] 2/10</p> <p>left [1] 8/2</p> <p>left-hand [1] 8/2</p> <p>length [1] 16/7</p> <p>less [1] 46/12</p> <p>let [3] 15/20 33/14 39/19</p> <p>let's [4] 10/18 10/18 26/1 33/17</p> <p>letter [11] 3/15 3/19 5/6 5/15 6/1 6/2 6/8 7/25 8/13 38/2 46/8</p> <p>licensed [1] 26/12</p> <p>life [1] 11/17</p> <p>light [1] 42/13</p> <p>like [18] 15/10 25/12 25/19 25/20 25/24 26/14 29/1 29/2 30/3 30/16 35/3 38/6 43/7 45/3 45/22 46/18 47/3 50/4</p> <p>likely [2] 31/15 31/18</p> <p>limit [1] 9/23</p> <p>limitation [1] 38/4</p> <p>limited [2] 5/19 38/8</p> <p>limiting [1] 51/1</p> <p>limits [1] 42/21</p> <p>line [1] 29/25</p> <p>lines [1] 8/14</p> <p>list [1] 9/15</p> <p>listed [1] 39/16</p> <p>little [7] 9/20 11/2 19/17 26/5 34/7 37/13 37/18</p> <p>livestock [1] 15/11</p> <p>livestock-related [1] 15/11</p> <p>living [1] 21/20</p> | <p>located [5] 7/16 41/24 42/17 42/18 46/19</p> <p>location [11] 1/12 17/23 18/12 23/10 34/24 35/2 36/22 37/3 41/15 44/3 44/12</p> <p>locations [2] 10/23 19/23</p> <p>look [7] 37/12 37/16 43/1 43/22 44/13 46/18 49/9</p> <p>looked [1] 39/11</p> <p>looking [1] 42/11</p> <p>lot [6] 15/14 36/9 36/10 43/4 44/19 46/12</p> <p>lots [3] 15/13 27/12 43/2</p> <p>low [1] 43/14</p> <p>low-lying [1] 43/14</p> <p>LPA [1] 45/22</p> <p>lying [1] 43/14</p> <p><b>M</b></p> <p>ma'am [4] 30/12 30/22 32/6 32/22</p> <p>Madam [5] 4/16 7/1 25/4 25/5 36/20</p> <p>made [1] 16/18</p> <p>maintain [1] 11/5</p> <p>maintained [4] 14/9 34/14 48/14 49/25</p> <p>maintaining [1] 11/16</p> <p>maintenance [1] 16/8</p> <p>make [8] 23/9 37/9 37/24 38/7 46/14 46/14 46/14 48/13</p> <p>management [8] 13/2 13/22 15/23 25/21 26/18 26/21 27/2 27/22</p> <p>manner [2] 12/1 49/21</p> <p>many [1] 7/6</p> <p>map [4] 21/6 40/18 40/19 44/25</p> <p>maps [1] 40/14</p> <p>March [1] 11/10</p> <p>Marie [2] 1/8 4/3</p> | <p>marked [1] 6/11</p> <p>masse [1] 4/14</p> <p>master [16] 3/16 5/13 5/16 6/3 6/14 7/2 9/7 11/25 12/5 14/13 15/20 17/7 22/20 35/4 35/6 46/11</p> <p>materials [2] 24/10 25/18</p> <p>matter [1] 5/7</p> <p>maximum [1] 22/10</p> <p>may [4] 10/14 17/7 47/5 50/16</p> <p>MCP [6] 16/13 42/9 42/10 42/20 43/1 43/13</p> <p>MCPs [1] 46/12</p> <p>me [13] 7/10 10/18 14/17 15/20 16/21 19/5 20/17 22/12 24/12 25/21 36/13 47/24 50/4</p> <p>mean [6] 10/18 28/11 30/8 31/15 32/17 43/22</p> <p>measurement [1] 47/18</p> <p>meeting [4] 11/9 11/12 22/12 22/13</p> <p>meets [1] 50/15</p> <p>members [2] 4/5 51/7</p> <p>memo [1] 33/6</p> <p>Mendez [4] 2/8 3/9 25/6 38/9</p> <p>mentioned [2] 10/22 19/15</p> <p>met [2] 34/20 50/13</p> <p>Michael [2] 2/13 5/1</p> <p>might [2] 9/23 39/17</p> <p>mile [1] 17/21</p> <p>mind [1] 9/14</p> <p>mini [8] 9/6 9/16 9/21 9/25 10/15 24/8 38/18 38/24</p> <p>mini-warehouse [6] 9/6 9/21 10/15 24/8 38/18 38/24</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                              |                                                                                                                             |                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>M</b>                                                                     | <b>39/19 43/6 46/13</b>                                                                                                     | <b>51/7 51/10</b>                                                                                                                                                                                                          |
| <b>minimum [1] 14/9</b>                                                      | <b>much [2] 35/7 50/4</b>                                                                                                   | <b>Nods [2] 30/11 32/4</b>                                                                                                                                                                                                 |
| <b>minor [3] 23/14 23/24 41/8</b>                                            | <b>multi [2] 38/25 42/1</b>                                                                                                 | <b>none [1] 9/7</b>                                                                                                                                                                                                        |
| <b>minute [3] 4/24 9/11 24/12</b>                                            | <b>multi-family [1] 42/1</b>                                                                                                | <b>nonindigenous [3] 12/9 12/20 17/11</b>                                                                                                                                                                                  |
| <b>mix [1] 23/9</b>                                                          | <b>multi-tier/story [1] 38/25</b>                                                                                           | <b>nonresidential [3] 23/6 48/23 49/18</b>                                                                                                                                                                                 |
| <b>mixed [5] 13/13 44/8 44/8 44/11 45/10</b>                                 | <b>multiple [1] 11/4</b>                                                                                                    | <b>normal [1] 4/8</b>                                                                                                                                                                                                      |
| <b>mixed-use [4] 13/13 44/8 44/8 45/10</b>                                   | <b>must [2] 22/1 23/9</b>                                                                                                   | <b>north [36] 7/17 8/8 8/9 9/8 11/13 11/14 13/12 17/22 18/9 18/14 18/23 18/25 19/4 20/11 20/11 20/13 20/21 21/11 23/20 28/20 31/1 31/5 33/24 34/4 34/7 34/17 34/25 41/14 42/7 42/16 44/6 44/14 45/11 45/13 46/25 47/15</b> |
| <b>mixed-used [1] 44/11</b>                                                  | <b>my [13] 4/2 4/8 4/17 21/19 24/2 24/2 24/13 24/25 25/7 33/1 38/11 48/6 52/11</b>                                          | <b>northeast [5] 8/7 11/3 11/11 11/14 12/8</b>                                                                                                                                                                             |
| <b>modified [1] 23/7</b>                                                     | <b>Myers [4] 1/13 2/3 2/10 4/19</b>                                                                                         | <b>northern [1] 30/2</b>                                                                                                                                                                                                   |
| <b>monitoring [8] 23/18 31/11 31/13 31/19 31/21 36/22 36/23 36/24</b>        | <b>N</b>                                                                                                                    | <b>northernmost [1] 31/7</b>                                                                                                                                                                                               |
| <b>Monroe [2] 1/13 2/3</b>                                                   | <b>name [2] 4/2 4/17</b>                                                                                                    | <b>northward [1] 8/20</b>                                                                                                                                                                                                  |
| <b>more [8] 9/20 24/10 26/5 26/25 31/15 35/5 35/8 46/14</b>                  | <b>namely [1] 39/16</b>                                                                                                     | <b>not [30] 5/18 7/5 8/14 9/20 13/25 16/25 21/18 25/11 25/14 29/6 29/6 29/22 29/23 31/16 34/17 36/8 38/4 38/7 40/1 40/22 41/8 41/13 41/13 45/9 45/23 46/24 48/11 48/21 49/13 51/8</b>                                      |
| <b>morning [11] 4/2 4/16 4/19 4/22 4/25 7/12 25/4 26/8 26/11 29/16 32/23</b> | <b>narrative [1] 24/9</b>                                                                                                   | <b>Notary [1] 1/15</b>                                                                                                                                                                                                     |
| <b>most [1] 20/17</b>                                                        | <b>native [1] 12/12</b>                                                                                                     | <b>note [1] 5/5</b>                                                                                                                                                                                                        |
| <b>move [1] 14/14</b>                                                        | <b>natural [4] 11/6 11/17 12/9 22/9</b>                                                                                     | <b>noted [2] 6/1 7/2</b>                                                                                                                                                                                                   |
| <b>movement [1] 45/24</b>                                                    | <b>naturally [2] 41/3 44/5</b>                                                                                              | <b>notes [1] 52/12</b>                                                                                                                                                                                                     |
| <b>movements [1] 34/15</b>                                                   | <b>nature [2] 29/23 47/5</b>                                                                                                | <b>notice [1] 9/15</b>                                                                                                                                                                                                     |
| <b>moves [2] 23/21 27/3</b>                                                  | <b>nauseam [1] 50/14</b>                                                                                                    | <b>noticed [1] 31/10</b>                                                                                                                                                                                                   |
| <b>moving [1] 40/12</b>                                                      | <b>nearby [1] 8/4</b>                                                                                                       | <b>notwithstanding [1] 48/14</b>                                                                                                                                                                                           |
| <b>MPA [1] 2/5</b>                                                           | <b>necessarily [1] 39/13</b>                                                                                                | <b>November [1] 52/14</b>                                                                                                                                                                                                  |
| <b>MPD [9] 20/12 20/12 28/24 34/18 41/14 41/21 41/22 43/25 46/24</b>         | <b>necessary [3] 48/10 49/13 51/8</b>                                                                                       | <b>now [22] 5/8 5/14 5/15 5/18 5/21 5/25 7/4 25/24</b>                                                                                                                                                                     |
| <b>Mr. [3] 7/22 21/20 37/5</b>                                               | <b>need [4] 9/17 16/18 17/7 24/12</b>                                                                                       |                                                                                                                                                                                                                            |
| <b>Mr. Addison [1] 37/5</b>                                                  | <b>negative [1] 16/21</b>                                                                                                   |                                                                                                                                                                                                                            |
| <b>Mr. Kreinbrink [1] 21/20</b>                                              | <b>Neighborhood [3] 17/20 17/25 41/8</b>                                                                                    |                                                                                                                                                                                                                            |
| <b>Mr. Singletary's [1] 7/22</b>                                             | <b>new [4] 6/17 8/4 27/2 27/4</b>                                                                                           |                                                                                                                                                                                                                            |
| <b>Ms [1] 49/17</b>                                                          | <b>next [4] 8/22 11/11 34/4 34/10</b>                                                                                       |                                                                                                                                                                                                                            |
| <b>Ms. [4] 7/10 39/19 43/6 46/13</b>                                         | <b>Nickajack [1] 2/6</b>                                                                                                    |                                                                                                                                                                                                                            |
| <b>Ms. Ekblad [4] 7/10</b>                                                   | <b>no [22] 1/2 4/6 10/4 13/11 14/19 16/8 16/14 16/21 20/2 21/19 25/2 26/10 32/8 32/17 36/8 37/6 39/24 40/23 40/25 48/17</b> |                                                                                                                                                                                                                            |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>N</b></p> <p>now... [14] 26/1 26/20<br/>28/16 28/25 31/9 34/5<br/>34/8 35/6 35/9 36/11<br/>37/10 38/4 42/15 47/24</p> <p>number [1] 4/21</p> <p>nutrient [1] 26/25</p> <p>nutrient-based [1] 26/25</p> | <p>11/13 11/14 17/22 18/9<br/>23/20 44/6 44/14 45/13<br/>47/15</p> <p>once [4] 17/6 48/13 48/24<br/>49/23</p> <p>one [13] 5/20 5/21 7/5<br/>13/9 14/20 15/5 18/14<br/>28/24 31/10 33/20 34/21<br/>36/11 42/18</p> <p>ongoing [2] 8/16 8/19</p> <p>online [1] 45/7</p> <p>only [12] 5/20 5/21 5/25<br/>7/4 13/9 35/19 36/11<br/>40/21 45/9 48/19 48/19<br/>51/3</p> <p>open [11] 5/23 9/17 11/7<br/>12/14 17/10 17/13 23/17<br/>24/11 39/9 39/12 40/6</p> <p>opinion [1] 24/3</p> <p>opportunity [2] 13/11<br/>44/1</p> <p>option [8] 5/16 5/17 5/20<br/>5/21 5/24 5/25 7/4 7/5</p> <p>options [1] 5/13</p> <p>order [7] 5/11 5/13 19/1<br/>23/21 42/20 48/3 48/4</p> <p>original [1] 46/20</p> <p>originally [1] 5/10</p> <p>other [14] 8/23 13/20<br/>14/13 16/13 19/8 24/10<br/>25/1 29/8 31/7 32/19<br/>36/13 39/17 41/25 42/5</p> <p>our [6] 4/22 5/4 5/15 6/4<br/>34/16 35/3</p> <p>out [16] 13/18 25/17<br/>25/20 28/21 31/13 32/10<br/>32/25 33/2 34/22 34/23<br/>40/13 44/19 45/8 45/24<br/>49/4 51/3</p> <p>out that [1] 40/13</p> <p>outcome [1] 48/20</p> <p>outdoor [3] 9/18 39/8</p> | <p>39/17</p> <p>outfall [2] 28/3 36/25</p> <p>outfalls [1] 28/7</p> <p>outlines [1] 36/24</p> <p>Outlying [6] 8/3 10/22<br/>11/1 19/5 21/10 40/16</p> <p>over [11] 4/4 5/5 7/10<br/>8/20 11/3 15/2 17/17<br/>21/12 24/22 33/8 34/1</p> <p>overlap [1] 19/18</p> <p>overlay [1] 11/3</p> <p>overlying [1] 33/21</p> <p>Owl [4] 18/21 20/7 42/4<br/>44/18</p> <p>ownership [1] 43/9</p> <hr/> <p><b>P</b></p> <p>P.A [1] 2/2</p> <p>P.O [1] 2/9</p> <p>paddock [2] 15/10 43/7</p> <p>page [3] 3/2 12/5 33/4</p> <p>pages [2] 7/6 52/10</p> <p>pale [1] 21/4</p> <p>parameters [1] 22/24</p> <p>parcel [1] 43/8</p> <p>parcels [4] 19/4 27/9<br/>27/24 34/9</p> <p>Pardon [1] 10/2</p> <p>pared [3] 41/12 41/14<br/>47/2</p> <p>parking [2] 27/12 43/25</p> <p>part [14] 5/14 7/25 27/22<br/>28/12 28/18 30/2 32/13<br/>43/21 46/7 47/1 47/3<br/>47/15 48/7 48/21</p> <p>Participants [1] 4/14</p> <p>particular [1] 8/21</p> <p>particularly [2] 18/8<br/>23/11</p> <p>parts [2] 29/8 33/24</p> <p>past [2] 18/24 40/1</p> <p>PD [4] 44/2 44/4 45/4<br/>45/9</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                              |                                                                         |                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>P</b>                                                                                                                                                                                     |                                                                         |                                                                                                                               |
| <b>PE</b> [1] 2/13                                                                                                                                                                           | <b>planning</b> [7] 8/6 8/9 11/4 11/13 11/14 11/22 18/9                 | <b>pretreatment</b> [2] 27/5 27/10                                                                                            |
| <b>peach</b> [1] 46/1                                                                                                                                                                        | <b>plantings</b> [3] 12/9 12/17 12/20                                   | <b>pretty</b> [2] 28/12 50/5                                                                                                  |
| <b>pending</b> [4] 19/10 44/25 46/2 46/3                                                                                                                                                     | <b>please</b> [3] 4/13 26/15 45/15                                      | <b>previous</b> [2] 7/6 45/15                                                                                                 |
| <b>percent</b> [4] 12/13 12/14 31/2 31/3                                                                                                                                                     | <b>point</b> [6] 10/7 13/7 13/9 19/1 40/9 40/12                         | <b>previously</b> [2] 26/22 29/17                                                                                             |
| <b>performed</b> [1] 50/21                                                                                                                                                                   | <b>pointing</b> [1] 15/1                                                | <b>Primarily</b> [1] 5/10                                                                                                     |
| <b>perhaps</b> [1] 30/1                                                                                                                                                                      | <b>pole</b> [1] 42/19                                                   | <b>primary</b> [3] 7/22 8/8 39/18                                                                                             |
| <b>perimeter</b> [2] 47/17 48/7                                                                                                                                                              | <b>policies</b> [3] 11/21 22/5 41/7                                     | <b>principal</b> [5] 25/6 38/10 39/1 39/13 39/14                                                                              |
| <b>peripheral</b> [1] 10/23                                                                                                                                                                  | <b>policy</b> [4] 8/23 18/2 18/18 40/18                                 | <b>prior</b> [2] 14/16 27/6                                                                                                   |
| <b>permissive</b> [1] 40/21                                                                                                                                                                  | <b>population</b> [1] 45/13                                             | <b>private</b> [3] 9/16 9/25 18/13                                                                                            |
| <b>permit</b> [2] 9/4 17/8                                                                                                                                                                   | <b>portion</b> [6] 12/10 15/12 26/18 31/2 34/8 43/25                    | <b>probably</b> [1] 34/10                                                                                                     |
| <b>permitted</b> [10] 9/15 17/20 18/3 39/13 39/16 39/25 40/22 41/1 42/3 47/20                                                                                                                | <b>portions</b> [1] 31/7                                                | <b>problem</b> [1] 26/10                                                                                                      |
| <b>permitting</b> [2] 27/22 31/18                                                                                                                                                            | <b>possible</b> [1] 22/11                                               | <b>procedure</b> [1] 4/9                                                                                                      |
| <b>perpetuity</b> [1] 50/3                                                                                                                                                                   | <b>potential</b> [1] 32/20                                              | <b>proceedings</b> [3] 1/7 51/14 52/10                                                                                        |
| <b>phase</b> [1] 34/3                                                                                                                                                                        | <b>Povia</b> [4] 18/21 20/10 44/18 45/4                                 | <b>process</b> [4] 31/18 34/10 41/3 49/3                                                                                      |
| <b>physical</b> [1] 14/11                                                                                                                                                                    | <b>power</b> [1] 29/25                                                  | <b>processed</b> [1] 19/6                                                                                                     |
| <b>pictorial</b> [1] 50/17                                                                                                                                                                   | <b>PowerPoint</b> [7] 3/16 3/20 6/4 6/22 25/8 38/3 38/13                | <b>professional</b> [3] 1/15 24/3 52/7                                                                                        |
| <b>piece</b> [1] 21/15                                                                                                                                                                       | <b>Precisely</b> [1] 39/6                                               | <b>proffered</b> [1] 41/5                                                                                                     |
| <b>pieces</b> [1] 44/9                                                                                                                                                                       | <b>prepared</b> [1] 50/20                                               | <b>program</b> [1] 31/13                                                                                                      |
| <b>pink</b> [2] 44/15 45/24                                                                                                                                                                  | <b>PRESENT</b> [1] 2/12                                                 | <b>prohibitions</b> [1] 40/22                                                                                                 |
| <b>place</b> [3] 10/25 32/1 48/22                                                                                                                                                            | <b>presentation</b> [7] 8/25 24/2 24/25 25/8 25/11 25/25 38/13          | <b>project</b> [10] 4/22 4/23 4/25 5/3 9/2 21/25 23/21 26/18 33/24 34/2                                                       |
| <b>places</b> [1] 39/22                                                                                                                                                                      | <b>presentations</b> [1] 50/23                                          | <b>projected</b> [1] 34/3                                                                                                     |
| <b>plan</b> [32] 3/16 5/13 5/16 6/3 6/14 7/2 9/7 10/21 12/1 12/6 13/6 14/14 15/20 17/7 17/20 17/22 21/17 22/2 22/21 24/4 31/19 35/4 35/6 36/23 40/18 41/7 44/7 44/25 45/17 46/12 48/18 48/19 | <b>presented</b> [1] 26/13                                              | <b>promote</b> [3] 12/9 13/17 23/15                                                                                           |
| <b>planned</b> [12] 9/4 10/24 13/13 18/3 22/14 22/22 23/22 33/8 38/19 41/6 41/9 44/16                                                                                                        | <b>preservation</b> [3] 17/2 18/17 23/17                                | <b>promoting</b> [1] 11/20                                                                                                    |
| <b>planner</b> [4] 2/8 4/23 25/6 38/10                                                                                                                                                       | <b>preserve</b> [9] 12/12 12/21 12/25 17/11 22/9 27/18 27/21 31/6 31/14 | <b>promotion</b> [1] 11/18                                                                                                    |
|                                                                                                                                                                                              | <b>preserved</b> [2] 18/20 29/22                                        | <b>properties</b> [3] 13/19 20/18 23/6                                                                                        |
|                                                                                                                                                                                              | <b>preserves</b> [2] 12/3 42/23                                         | <b>property</b> [44] 7/14 7/16 7/22 7/24 8/2 8/6 8/15 9/3 11/12 12/2 12/11 13/4 14/17 15/12 16/4 17/23 18/24 19/3 19/12 19/22 |
|                                                                                                                                                                                              | <b>preserving</b> [1] 32/13                                             |                                                                                                                               |
|                                                                                                                                                                                              | <b>presiding</b> [1] 4/4                                                |                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>P</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | quick [1] 9/11<br>quite [1] 41/13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | regulating [1] 13/9<br>regulations [3] 40/5<br>46/23 47/15<br>related [2] 15/11 23/16<br>relationship [1] 10/23<br>release [1] 51/5<br>relocation [1] 34/5<br>remaining [1] 20/18<br>remarks [1] 51/8<br>remove [3] 27/11 30/7<br>30/9<br>removed [8] 30/14 30/23<br>30/24 31/4 31/6 48/18<br>49/14 49/16<br>removing [1] 30/3<br>replanted [6] 30/15 30/17<br>30/19 30/25 31/4 31/7<br>report [9] 3/19 17/5<br>35/13 38/1 40/14 43/20<br>50/14 50/22 52/9<br>reporter [7] 1/14 1/15<br>3/11 6/25 25/5 52/2 52/8<br>represent [1] 21/5<br>representative [1] 4/10<br>representing [1] 4/19<br>request [7] 9/2 16/24 22/1<br>24/5 39/9 41/2 50/14<br>requested [7] 14/1 16/22<br>22/3 22/14 22/21 40/23<br>47/3<br>require [2] 31/18 41/4<br>required [7] 12/13 12/14<br>12/25 13/21 16/17 27/21<br>49/19<br>requirement [3] 26/25<br>27/1 27/6<br>requirements [4] 9/8<br>11/11 17/13 24/4<br>residence [4] 7/23 32/17<br>42/15 43/11<br>residences [1] 15/9<br>residential [7] 18/15 |
| property... [24] 20/13<br>21/20 22/17 24/1 28/22<br>29/22 30/2 30/5 30/6 35/1<br>35/6 35/9 40/17 41/20<br>42/5 42/11 42/24 43/23<br>44/22 44/24 46/4 48/22<br>49/4 51/3<br>propose [1] 41/10<br>proposed [8] 12/6 13/15<br>16/19 22/24 31/11 31/12<br>42/10 43/13<br>proposing [2] 12/7 41/8<br>protect [3] 15/8 22/19<br>23/23<br>protection [2] 11/8 11/17<br>provide [1] 45/12<br>provided [5] 5/14 7/3<br>8/13 19/15 38/12<br>provider [1] 8/10<br>public [13] 1/7 1/15 4/5<br>8/5 9/16 9/25 23/16 38/24<br>40/15 45/18 49/3 49/22<br>51/7<br>Publication [2] 3/20<br>37/25<br>published [2] 46/9 46/9<br>pulled [1] 10/16<br>purely [1] 39/12<br>purpose [1] 11/5<br>put [4] 7/4 10/9 40/8<br>47/18 | <b>R</b><br>raise [1] 4/13<br>raised [2] 28/15 30/1<br>ran [1] 30/2<br>Ranch [7] 18/14 20/12<br>20/23 34/7 44/12 44/18<br>45/4<br>range [2] 42/2 42/2<br>RE [1] 1/4<br>read [2] 35/12 50/21<br>ready [2] 7/11 37/10<br>real [1] 9/11<br>realignment [1] 42/21<br>really [4] 18/7 32/10 43/1<br>45/5<br>reason [1] 21/15<br>recognized [1] 26/14<br>recommendation [7] 24/6<br>38/21 38/22 46/20 47/4<br>50/11 51/5<br>recommendations [2]<br>16/18 21/25<br>recommended [4] 14/3<br>23/15 38/17 46/10<br>recommending [1] 16/16<br>record [10] 4/13 4/17<br>7/12 24/14 25/5 36/21<br>38/9 51/12 51/13 52/11<br>redesignation [1] 45/1<br>reduction [3] 13/21 13/22<br>13/23<br>reference [2] 25/19 41/7<br>referenced [2] 33/4 43/6<br>reflect [1] 17/8<br>regard [6] 5/9 5/12 5/23<br>7/2 24/7 48/1<br>regarding [7] 4/20 6/1<br>16/18 19/25 25/14 40/5<br>47/10<br>regrade [1] 30/8 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Q</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | quality [6] 11/16 23/18<br>28/4 36/22 36/23 36/24<br>quarter [1] 17/21<br>question [5] 24/7 24/18<br>31/16 32/25 36/21<br>questions [9] 7/9 14/13<br>16/13 25/1 25/13 36/13<br>37/4 50/16 50/20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | river [11] 7/17 7/18 8/20 17/23 18/23 18/25 20/11 20/21 21/11 21/11 42/7<br>road [32] 5/12 7/17 7/17 7/21 8/17 13/7 13/18 16/22 17/16 17/21 18/23 18/25 19/9 19/10 20/2 20/11 20/21 20/21 20/23 20/24 21/11 22/11 23/10 28/15 28/16 28/17 29/2 30/9 30/14 33/24 36/10 44/12<br>Road 31 [2] 7/21 33/24<br>Road/Babcock [1] 20/23<br>roadway [2] 20/3 50/25<br>Rodeo [2] 34/16 35/1<br>room [2] 1/12 26/13<br>Rosa [1] 2/6<br>roughly [1] 14/24<br>round [1] 45/20<br>Route [9] 33/24 33/25 33/25 34/4 34/12 34/14 35/20 35/24 36/1<br>Route 78 [2] 34/12 35/24<br>RPD [5] 18/21 18/22 20/7 20/10 45/1<br>rules [5] 26/21 26/23 27/2 27/4 27/5<br>run [1] 8/14<br>runs [1] 29/2<br>rural [13] 8/4 11/5 11/6 11/15 11/20 11/23 18/11 18/17 20/18 21/1 22/8 40/15 45/1<br>résumé [2] 25/7 38/11 | 49/17<br>same [2] 47/18 47/20<br>Santa [1] 2/6<br>satisfies [1] 11/10<br>saw [1] 18/7<br>say [2] 30/7 37/15<br>saying [1] 29/21<br>scale [3] 44/17 45/5 47/5<br>schedule [7] 10/9 22/7 22/21 23/12 41/12 46/23 46/25<br>Science [2] 2/13 5/1<br>second [4] 1/12 5/24 5/24 25/10<br>secondary [1] 13/11<br>section [7] 8/21 25/7 34/4 34/11 34/13 34/15 38/11<br>see [23] 8/2 10/1 15/4 20/17 22/15 32/9 34/15 41/17 42/4 42/16 42/21 42/22 42/22 43/12 43/25 44/2 44/3 44/14 44/17 44/24 45/5 46/6 47/7<br>seeing [2] 8/25 20/25<br>seem [1] 46/14<br>self [4] 38/15 38/20 38/22 50/5<br>self-explanatory [1] 50/5<br>self-storage [3] 38/15 38/20 38/22<br>Senior [1] 2/8<br>sense [1] 46/14<br>sensitive [2] 11/8 17/1<br>separate [1] 25/19<br>separation [1] 14/11<br>service [2] 8/10 19/21<br>services [3] 19/14 19/19 45/12<br>set [2] 31/13 47/16<br>setback [3] 13/21 47/14 47/18<br>setbacks [1] 40/5 |
| residential... [6] 20/19 22/19 23/2 44/2 44/19 45/6<br>resources [3] 11/6 11/17 22/10<br>respect [1] 47/16<br>respectfully [1] 24/5<br>respective [1] 45/8<br>response [1] 50/25<br>rest [2] 13/4 29/23<br>restore [2] 28/19 29/12<br>result [3] 12/7 16/22 18/20<br>retained [1] 28/3<br>retention [2] 27/8 40/24<br>review [2] 19/1 45/20<br>revised [3] 3/16 5/22 6/13<br>revision [1] 5/23<br>revisions [1] 5/9<br>rezone [2] 9/3 45/1<br>rezoned [4] 21/18 48/22 49/5 49/17<br>rezoning [4] 19/8 37/22 41/4 42/13<br>Richard [5] 2/2 3/4 3/6 4/17 36/20<br>richard.akin [1] 2/4<br>right [48] 4/13 4/16 5/12 5/21 6/10 7/8 14/23 14/25 15/6 15/7 15/22 16/5 16/10 21/14 24/22 26/20 28/8 28/10 28/16 28/24 28/25 29/12 30/17 31/20 31/25 32/18 33/21 34/6 34/9 34/22 34/22 34/23 34/23 35/11 36/11 36/17 36/25 43/11 47/17 47/24 47/25 48/15 48/16 49/6 49/23 51/3 51/3 51/11<br>right-in/right-out [2] 34/22 51/3 | <b>S</b><br>safeguards [1] 23/16<br>safety [1] 23/23<br>Sage [2] 2/5 7/13<br>sageentitlements.com [1] 2/7<br>said [4] 10/6 12/18 29/1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                  |                                  |                                   |
|----------------------------------|----------------------------------|-----------------------------------|
| <b>S</b>                         | <b>35/21 35/22 35/23</b>         | <b>18/1 18/6 38/22 39/24</b>      |
| <b>several [6] 11/21 18/13</b>   | <b>six-lane [2] 35/14 35/20</b>  | <b>40/1 41/23</b>                 |
| <b>19/8 19/23 20/5 20/5</b>      | <b>slate [1] 19/13</b>           | <b>SR [10] 41/21 41/24 42/9</b>   |
| <b>shade [1] 41/16</b>           | <b>slide [9] 14/14 14/16</b>     | <b>42/13 42/19 42/21 43/24</b>    |
| <b>shaped [1] 43/4</b>           | <b>33/17 33/20 40/13 42/25</b>   | <b>44/12 47/2 47/9</b>            |
| <b>she [1] 4/23</b>              | <b>44/15 45/15 47/11</b>         | <b>SR 31 [1] 47/2</b>             |
| <b>Sheriff [1] 19/24</b>         | <b>slides [2] 42/8 50/17</b>     | <b>Staff [33] 2/8 3/8 3/17</b>    |
| <b>shot [1] 44/15</b>            | <b>slightly [1] 26/23</b>        | <b>3/19 5/9 5/25 14/2 14/4</b>    |
| <b>should [6] 11/23 23/5</b>     | <b>so [92]</b>                   | <b>17/5 24/18 25/18 25/25</b>     |
| <b>24/8 49/20 49/21 51/5</b>     | <b>some [18] 8/23 10/24 13/6</b> | <b>33/3 33/6 35/12 37/23</b>      |
| <b>show [4] 7/4 14/17 45/24</b>  | <b>15/11 20/17 20/20 21/15</b>   | <b>37/25 37/25 38/1 38/1</b>      |
| <b>46/8</b>                      | <b>27/8 31/11 35/13 39/21</b>    | <b>38/2 38/3 38/15 38/21</b>      |
| <b>shown [1] 12/5</b>            | <b>41/6 43/5 44/4 45/2 46/19</b> | <b>39/11 40/14 43/20 43/21</b>    |
| <b>shows [2] 14/16 33/18</b>     | <b>47/5 47/7</b>                 | <b>45/19 46/7 50/11 50/13</b>     |
| <b>side [4] 8/2 12/2 19/10</b>   | <b>somebody [1] 25/20</b>        | <b>50/22</b>                      |
| <b>42/5</b>                      | <b>something [1] 21/16</b>       | <b>stage [1] 23/21</b>            |
| <b>signal [1] 34/14</b>          | <b>somewhere [2] 35/12</b>       | <b>standard [1] 42/2</b>          |
| <b>signed [1] 52/20</b>          | <b>35/15</b>                     | <b>standards [4] 11/20 23/20</b>  |
| <b>significance [1] 26/5</b>     | <b>soon [1] 4/10</b>             | <b>50/12 50/15</b>                |
| <b>significant [2] 18/15</b>     | <b>sorry [1] 26/9</b>            | <b>stands [1] 41/2</b>            |
| <b>43/25</b>                     | <b>sort [2] 15/11 27/8</b>       | <b>Starnes [1] 2/2</b>            |
| <b>similar [2] 27/5 46/25</b>    | <b>sorting [1] 39/2</b>          | <b>start [5] 4/9 16/6 18/10</b>   |
| <b>simply [1] 37/22</b>          | <b>Sotto [1] 6/24</b>            | <b>34/9 38/14</b>                 |
| <b>since [1] 17/18</b>           | <b>south [13] 8/19 14/17</b>     | <b>started [3] 34/3 34/5 34/8</b> |
| <b>single [20] 13/7 14/6</b>     | <b>19/4 33/25 33/25 34/4</b>     | <b>state [27] 5/12 7/17 7/20</b>  |
| <b>14/11 15/8 15/13 15/17</b>    | <b>34/16 34/24 35/20 45/4</b>    | <b>8/17 13/7 13/18 16/22</b>      |
| <b>16/23 17/4 23/5 32/17</b>     | <b>48/15 49/5 50/7</b>           | <b>17/8 17/16 17/21 19/9</b>      |
| <b>40/24 42/1 42/15 42/17</b>    | <b>southeast [2] 28/21 30/5</b>  | <b>20/1 20/21 20/24 22/11</b>     |
| <b>43/2 43/8 43/9 43/10</b>      | <b>southern [3] 14/1 14/15</b>   | <b>23/10 26/12 33/23 33/24</b>    |
| <b>43/11 48/12</b>               | <b>31/2</b>                      | <b>33/25 33/25 34/11 34/14</b>    |
| <b>single-family [17] 14/6</b>   | <b>space [5] 5/24 12/14</b>      | <b>35/20 35/23 36/1 52/4</b>      |
| <b>14/11 15/8 15/13 15/17</b>    | <b>17/10 17/13 23/17</b>         | <b>statement [1] 20/1</b>         |
| <b>23/5 32/17 40/24 42/1</b>     | <b>spaces [1] 11/7</b>           | <b>Stejskal [4] 2/14 3/5 5/3</b>  |
| <b>42/15 42/17 43/2 43/8</b>     | <b>spans [1] 42/6</b>            | <b>29/16</b>                      |
| <b>43/9 43/10 43/11 48/12</b>    | <b>speak [5] 24/19 31/10</b>     | <b>stenographic [1] 52/12</b>     |
| <b>SINGLETARY [5] 1/4</b>        | <b>39/19 44/6 46/14</b>          | <b>step [2] 10/20 50/6</b>        |
| <b>4/4 4/20 7/16 44/17</b>       | <b>speaking [4] 4/12 20/4</b>    | <b>step-down [1] 50/6</b>         |
| <b>Singletary's [1] 7/22</b>     | <b>26/17 38/23</b>               | <b>still [1] 21/20</b>            |
| <b>site [9] 13/6 17/3 25/21</b>  | <b>species [1] 32/20</b>         | <b>storage [22] 9/16 9/19</b>     |
| <b>27/17 29/4 29/24 48/5</b>     | <b>Specifically [1] 9/2</b>      | <b>9/24 12/8 12/11 17/3</b>       |
| <b>49/11 50/21</b>               | <b>spurs [1] 49/8</b>            | <b>23/19 24/11 28/15 28/18</b>    |
| <b>six [6] 35/14 35/18 35/20</b> | <b>square [9] 9/4 9/5 9/19</b>   | <b>38/15 38/20 38/22 39/2</b>     |

|                                 |                                   |                                   |
|---------------------------------|-----------------------------------|-----------------------------------|
| <b>S</b>                        | <b>37/19</b>                      | <b>47/13 47/14 47/14 47/20</b>    |
| <b>storage... [8] 39/2 39/5</b> | <b>surrounding [4] 11/24</b>      | <b>48/20 48/21</b>                |
| <b>39/8 39/9 39/12 39/18</b>    | <b>19/4 20/4 44/13</b>            | <b>their [4] 13/14 38/1 44/7</b>  |
| <b>39/21 40/7</b>               | <b>sworn [1] 4/14</b>             | <b>45/7</b>                       |
| <b>stormwater [9] 13/2</b>      | <b>system [1] 29/24</b>           | <b>them [6] 5/7 12/3 13/15</b>    |
| <b>13/22 25/21 26/17 26/18</b>  | <b>T</b>                          | <b>37/7 47/6 49/3</b>             |
| <b>27/7 27/14 27/17 28/11</b>   | <b>T-shaped [1] 43/4</b>          | <b>themselves [1] 27/9</b>        |
| <b>story [1] 38/25</b>          | <b>take [4] 32/1 48/22 49/4</b>   | <b>then [48] 4/7 7/18 8/8</b>     |
| <b>strategic [1] 8/17</b>       | <b>49/9</b>                       | <b>11/11 11/18 11/21 12/8</b>     |
| <b>Street [2] 1/13 2/3</b>      | <b>taken [3] 7/20 44/2 49/24</b>  | <b>12/22 13/1 14/1 14/4 14/8</b>  |
| <b>strictly [1] 16/2</b>        | <b>takes [1] 12/1</b>             | <b>15/12 16/7 16/23 17/10</b>     |
| <b>strike [1] 46/10</b>         | <b>taking [5] 5/11 5/14 5/18</b>  | <b>17/12 18/2 18/13 18/17</b>     |
| <b>strike-through [1] 46/10</b> | <b>42/20 44/5</b>                 | <b>19/3 19/25 20/9 20/17</b>      |
| <b>structure [1] 27/13</b>      | <b>talk [2] 8/24 28/13</b>        | <b>20/22 22/25 23/22 24/17</b>    |
| <b>study [1] 35/4</b>           | <b>talked [5] 11/2 15/23 17/2</b> | <b>27/12 27/16 28/2 28/4</b>      |
| <b>subdivisions [1] 13/17</b>   | <b>20/7 22/18</b>                 | <b>28/4 28/21 31/1 31/4 31/6</b>  |
| <b>subject [4] 18/24 19/3</b>   | <b>talking [1] 29/25</b>          | <b>33/7 34/23 34/24 35/1</b>      |
| <b>20/13 41/20</b>              | <b>tastefully [1] 41/14</b>       | <b>36/2 41/25 42/9 45/25</b>      |
| <b>submit [2] 7/24 19/25</b>    | <b>team [1] 4/22</b>              | <b>48/9 48/10 49/15</b>           |
| <b>submittal [1] 7/6</b>        | <b>Ted [4] 2/14 3/6 5/3 32/23</b> | <b>there [49] 5/12 5/23 7/23</b>  |
| <b>submitted [5] 3/14 6/6</b>   | <b>Tekblad [1] 2/7</b>            | <b>8/12 8/19 10/24 11/21</b>      |
| <b>6/12 18/4 37/23</b>          | <b>tendered [1] 29/17</b>         | <b>12/4 12/8 13/11 13/25</b>      |
| <b>subsequent [1] 40/17</b>     | <b>term [3] 9/21 10/15 38/19</b>  | <b>13/25 14/7 14/10 14/13</b>     |
| <b>substantive [1] 50/13</b>    | <b>terms [3] 11/19 43/19</b>      | <b>16/17 16/21 17/6 17/19</b>     |
| <b>suburban [12] 8/3 10/22</b>  | <b>51/1</b>                       | <b>18/2 18/9 18/17 19/8</b>       |
| <b>11/1 18/11 19/5 19/6</b>     | <b>text [4] 17/19 18/18 19/7</b>  | <b>19/18 19/23 20/2 20/20</b>     |
| <b>19/13 21/2 21/10 22/25</b>   | <b>33/1</b>                       | <b>27/5 27/7 27/10 31/11</b>      |
| <b>40/16 41/1</b>               | <b>than [3] 31/2 31/15 35/8</b>   | <b>31/21 31/22 32/8 32/10</b>     |
| <b>such [1] 39/15</b>           | <b>thank [18] 4/15 16/12</b>      | <b>32/12 33/1 33/3 33/21</b>      |
| <b>sufficient [1] 23/15</b>     | <b>16/14 21/22 25/3 26/9</b>      | <b>35/13 37/4 38/7 39/21</b>      |
| <b>suggest [1] 11/21</b>        | <b>26/16 29/15 32/5 32/21</b>     | <b>40/4 40/25 43/9 45/24</b>      |
| <b>superimpose [1] 42/8</b>     | <b>36/17 36/19 37/8 50/20</b>     | <b>47/12 51/4</b>                 |
| <b>supplemental [2] 12/17</b>   | <b>51/6 51/10 51/11 51/13</b>     | <b>there's [24] 7/5 8/4 15/13</b> |
| <b>40/4</b>                     | <b>thanks [1] 26/10</b>           | <b>16/8 19/17 27/23 28/16</b>     |
| <b>supplements [1] 44/4</b>     | <b>that [217]</b>                 | <b>29/1 29/1 29/21 33/21</b>      |
| <b>support [5] 10/25 11/23</b>  | <b>that's [32] 6/11 10/4</b>      | <b>34/15 36/9 36/11 38/20</b>     |
| <b>22/8 22/24 23/13</b>         | <b>10/15 12/24 12/24 13/22</b>    | <b>39/17 40/23 41/6 43/10</b>     |
| <b>supports [1] 20/19</b>       | <b>15/7 17/10 18/7 20/14</b>      | <b>46/12 46/19 47/2 48/11</b>     |
| <b>sure [8] 9/12 15/3 31/16</b> | <b>24/16 27/21 28/12 28/16</b>    | <b>49/9</b>                       |
| <b>32/15 37/4 37/9 38/7</b>     | <b>30/17 31/16 33/11 34/1</b>     | <b>these [17] 13/16 15/13</b>     |
| <b>48/13</b>                    | <b>34/17 34/18 38/19 39/16</b>    | <b>18/22 18/25 20/14 21/2</b>     |
| <b>surprised [3] 32/7 37/13</b> | <b>40/9 41/24 43/24 44/19</b>     | <b>21/11 27/14 28/18 30/17</b>    |

|                                                                                                                |                                                                                      |                                                                                       |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>T</b>                                                                                                       | 21/12 48/12                                                                          | true [1] 52/11                                                                        |
| these... [7] 34/9 38/15<br>38/23 41/11 42/19 44/9<br>50/17                                                     | Tina [6] 2/5 3/4 4/23 5/5<br>7/12 30/16                                              | turn [7] 5/5 7/10 34/15<br>34/16 34/23 34/23 35/1                                     |
| they [12] 5/8 8/15 8/20<br>12/16 13/13 18/23 19/1<br>23/4 23/16 25/22 31/18<br>49/4                            | TIS [1] 35/13                                                                        | turning [1] 18/24                                                                     |
| They'll [1] 30/23                                                                                              | today [2] 9/2 26/17                                                                  | two [13] 6/3 6/3 7/5 8/6<br>8/10 13/16 15/13 15/16<br>15/19 25/19 33/24 46/12<br>51/5 |
| they're [8] 15/11 26/24<br>30/19 30/21 32/13 39/1<br>46/24 46/25                                               | today's [1] 7/3                                                                      | type [11] 14/2 14/2 14/5<br>15/15 15/21 23/1 23/7<br>24/11 46/18 48/2 49/19           |
| they've [2] 34/8 34/20                                                                                         | together [2] 10/9 44/10                                                              | Type D [1] 46/18                                                                      |
| thick [1] 32/10                                                                                                | too [2] 32/12 32/17                                                                  | types [2] 20/6 41/11                                                                  |
| thing [1] 24/11                                                                                                | took [1] 43/21                                                                       | typical [1] 41/1                                                                      |
| things [4] 7/15 26/22<br>27/11 47/4                                                                            | top [1] 42/1                                                                         | typically [2] 31/12 39/25                                                             |
| think [15] 6/10 24/21<br>29/7 31/12 33/20 37/11<br>39/10 42/19 43/6 44/9<br>44/20 45/9 46/21 50/5<br>51/1      | topics [1] 25/14                                                                     | <b>U</b>                                                                              |
| this [115]                                                                                                     | totality [1] 7/19                                                                    | U-turn [4] 34/15 34/16<br>34/23 35/1                                                  |
| those [16] 9/7 15/8 22/14<br>23/2 23/5 23/6 25/14<br>25/15 30/17 30/24 31/3<br>33/13 44/16 46/21 46/22<br>47/8 | touch [1] 17/15                                                                      | Uh [2] 6/19 21/23                                                                     |
| though [2] 19/12 36/15                                                                                         | toward [2] 9/19 39/24                                                                | Uh-huh [2] 6/19 21/23                                                                 |
| thought [4] 21/15 21/17<br>35/11 46/15                                                                         | towards [2] 34/11 40/1                                                               | ultimately [2] 27/16 35/8                                                             |
| thoughts [1] 24/13                                                                                             | TR [2] 2/14 32/23                                                                    | umbrella [1] 38/19                                                                    |
| thousands [1] 44/20                                                                                            | tract [12] 14/5 14/7 14/23<br>16/2 16/7 39/14 43/5<br>43/12 43/13 47/10 48/2<br>48/3 | under [5] 9/21 33/13<br>33/15 37/20 43/8                                              |
| three [5] 15/8 15/18<br>22/14 23/24 35/14                                                                      | tracts [1] 42/22                                                                     | undergoing [1] 45/19                                                                  |
| through [10] 11/17 25/21<br>27/13 41/3 41/5 46/10<br>49/3 50/18 50/21 52/11                                    | traffic [7] 5/4 13/18 34/22<br>34/25 35/3 36/10 36/10                                | underlined [1] 46/11                                                                  |
| throw [1] 7/15                                                                                                 | trail [1] 30/1                                                                       | underneath [1] 28/17                                                                  |
| tier [1] 38/25                                                                                                 | transcript [2] 52/10<br>52/20                                                        | understand [1] 50/23                                                                  |
| tightened [1] 46/13                                                                                            | transition [6] 18/11 20/25<br>21/12 36/3 47/19 50/24                                 | understanding [2] 21/19<br>48/6                                                       |
| time [5] 1/11 17/19 19/2                                                                                       | transitional [1] 21/9                                                                | understood [2] 50/8 50/9                                                              |
|                                                                                                                | transitioning [1] 23/11                                                              | units [5] 42/3 42/3 44/20<br>45/2 45/7                                                |
|                                                                                                                | transportation [8] 2/14<br>8/18 13/8 16/19 19/25<br>25/11 25/18 32/24                | unless [2] 7/9 48/11                                                                  |
|                                                                                                                | trash [1] 27/11                                                                      | unlikely [1] 48/10                                                                    |
|                                                                                                                | travel [1] 35/14                                                                     | unnecessarily [2] 9/23<br>38/8                                                        |
|                                                                                                                | treated [1] 39/8                                                                     | until [1] 49/24                                                                       |
|                                                                                                                | treatment [3] 27/8 27/24<br>28/4                                                     | up [10] 9/10 10/20 18/24<br>29/21 31/13 33/23 38/16<br>46/13 46/21 47/11              |
|                                                                                                                | Treesh [4] 2/14 3/6 5/4<br>32/23                                                     | updated [2] 7/3 7/4                                                                   |
|                                                                                                                | triggered [2] 48/3 48/4                                                              |                                                                                       |
|                                                                                                                | truck [1] 36/10                                                                      |                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>U</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>visual</b> [1] 14/10<br><b>voce</b> [1] 6/24<br><b>volumetric</b> [1] 26/25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 14/10 19/11 27/20 30/18<br>32/14 36/6 40/25 42/9<br>43/11 47/9 50/20 51/11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>upheld</b> [1] 23/20<br><b>upland</b> [2] 12/24 17/12<br><b>urban</b> [2] 10/23 19/13<br><b>us</b> [1] 50/18<br><b>use</b> [30] 8/3 10/22 11/1<br>13/13 17/15 19/6 20/5<br>20/15 20/19 21/2 21/10<br>22/4 35/5 35/8 38/5 39/13<br>39/14 39/17 39/18 40/7<br>40/16 40/19 40/25 44/8<br>44/8 44/21 45/10 48/23<br>49/5 49/17<br><b>used</b> [6] 10/15 29/8 38/18<br>38/19 44/11 47/18<br><b>uses</b> [32] 9/5 9/15 10/9<br>10/25 13/5 13/15 14/6<br>22/7 22/7 22/21 22/22<br>23/3 23/5 23/6 23/9 23/13<br>23/14 38/15 38/23 38/24<br>39/1 39/15 39/17 41/1<br>41/11 41/12 42/1 46/23<br>46/25 47/3 48/12 49/20<br><b>using</b> [1] 38/17<br><b>utilities</b> [4] 8/11 19/15<br>19/16 23/19<br><b>utility</b> [4] 8/10 8/12 19/17<br>34/5<br><b>utilize</b> [1] 32/12 | <b>W</b><br><b>wading</b> [2] 32/11 32/12<br><b>walk</b> [1] 25/20<br><b>want</b> [14] 9/13 9/22 9/23<br>14/20 25/17 37/9 40/8<br>40/12 46/1 48/13 49/2<br>49/4 49/7 49/8<br><b>wanted</b> [4] 17/15 38/14<br>40/20 47/11<br><b>warehouse</b> [15] 9/6 9/16<br>9/21 9/25 10/8 10/15 24/8<br>24/8 24/11 38/5 38/18<br>38/23 38/24 38/24 38/25<br><b>was</b> [53]<br><b>wasn't</b> [1] 31/21<br><b>water</b> [14] 2/13 5/1 5/2<br>15/22 23/18 26/21 27/2<br>27/16 27/22 28/4 31/21<br>36/22 36/23 36/24<br><b>water-quality</b> [1] 23/18<br><b>way</b> [19] 5/12 10/8 15/22<br>27/16 29/5 29/7 34/6 34/9<br>36/11 38/5 38/8 38/15<br>42/6 42/7 42/23 43/1<br>43/12 43/13 47/17<br><b>ways</b> [1] 28/13<br><b>we</b> [67]<br><b>we'll</b> [5] 8/24 24/22 29/3<br>37/24 41/12<br><b>we're</b> [11] 8/10 8/25<br>10/21 11/2 14/9 20/25<br>24/21 42/11 46/11 46/21<br>50/5<br><b>we've</b> [9] 5/15 5/19 11/25<br>13/12 13/15 17/2 20/7<br>34/20 44/18<br><b>weeks</b> [1] 51/6<br><b>welfare</b> [1] 23/23<br><b>well</b> [15] 4/25 5/24 12/13 | were [9] 5/13 17/24 18/20<br>19/4 24/10 28/20 46/19<br>46/20 50/23<br><b>west</b> [1] 19/10<br><b>western</b> [1] 42/4<br><b>wetland</b> [11] 12/4 17/4<br>17/11 17/12 26/6 27/18<br>28/5 28/14 28/23 29/21<br>37/1<br><b>wetlands</b> [3] 12/2 12/25<br>17/3<br><b>what</b> [27] 5/10 5/15 7/6<br>8/25 9/18 9/20 10/6 12/12<br>12/17 12/22 13/3 13/12<br>18/8 20/14 25/20 26/6<br>28/13 29/20 38/6 42/10<br>42/15 46/17 47/1 47/12<br>48/14 50/25 51/2<br><b>what's</b> [6] 26/6 31/16<br>35/8 46/3 48/18 50/23<br><b>whatever</b> [1] 46/1<br><b>when</b> [15] 8/22 12/25<br>15/23 18/19 30/7 31/17<br>32/10 32/11 33/11 34/11<br>38/5 39/25 44/6 44/13<br>45/17<br><b>where</b> [12] 10/16 10/21<br>15/1 15/17 16/7 18/7 28/3<br>29/24 32/1 40/14 42/25<br>46/18<br><b>whether</b> [1] 9/18<br><b>which</b> [29] 4/20 4/22 5/7<br>7/17 8/7 13/17 18/14<br>18/18 20/7 20/19 25/9<br>27/19 28/7 32/13 33/5<br>35/5 35/5 36/25 38/23<br>38/24 39/2 41/22 42/2<br>44/24 47/3 47/19 47/21<br>48/20 49/19 |
| <b>V</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>vacant</b> [2] 15/14 16/4<br><b>various</b> [1] 10/11<br><b>vehicle</b> [2] 41/5 41/10<br><b>version</b> [1] 38/25<br><b>versus</b> [1] 24/8<br><b>very</b> [5] 9/21 11/11 37/20<br>46/25 50/23<br><b>vicinity</b> [4] 8/4 12/5 14/12<br>20/8<br><b>vision</b> [2] 11/13 44/21<br><b>visit</b> [1] 50/21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>W</b></p> <p>while [5] 9/6 13/10 26/20 28/4 46/24</p> <p>whole [3] 31/5 31/5 44/14</p> <p>whoops [1] 34/17</p> <p>why [1] 32/13</p> <p>wide [3] 43/3 43/16 43/18</p> <p>wider [1] 33/18</p> <p>wildlife [1] 32/8</p> <p>will [51] 4/4 4/9 4/12 6/21 6/22 12/8 12/11 13/25 14/7 14/8 14/10 15/16 16/25 18/23 19/13 19/15 19/21 23/16 26/23 27/8 27/10 27/10 28/3 28/19 29/10 29/12 30/6 30/14 30/24 30/25 31/3 31/4 31/4 31/6 31/7 31/13 31/15 31/18 34/13 34/14 34/22 34/25 35/21 35/22 35/23 36/24 38/3 39/23 45/12 47/19 51/12</p> <p>within [16] 8/3 8/6 8/10 9/1 11/22 17/21 17/23 18/8 19/9 19/12 20/6 20/18 41/20 45/7 50/7 51/5</p> <p>without [2] 13/18 49/22</p> <p>witness [1] 26/14</p> <p>WITNESSES [2] 3/3 3/8</p> <p>won't [4] 5/7 36/6 39/18 48/10</p> <p>wondering [1] 32/1</p> <p>work [2] 13/15 44/10</p> <p>worked [1] 11/25</p> <p>working [1] 46/13</p> <p>works [1] 28/13</p> <p>world [1] 10/21</p> <p>would [29] 5/17 5/17 12/19 12/20 13/17 16/4 16/6 16/9 18/10 21/9 21/12 24/5 25/22 25/24</p> | <p>27/1 27/13 27/13 27/19 29/2 29/8 35/3 39/11 39/12 39/14 39/20 40/6 48/6 48/21 49/21</p> <p>wouldn't [1] 39/13</p> <p>written [2] 24/10 49/21</p> <hr/> <p><b>Y</b></p> <p>yeah [13] 12/19 14/15 16/3 28/25 30/25 31/24 32/16 33/19 39/20 45/16 49/1 49/11 50/3</p> <p>year [3] 8/22 34/4 34/10</p> <p>years [1] 17/17</p> <p>yellow [1] 21/4</p> <p>Yes [20] 14/21 15/25 16/12 26/15 28/1 28/6 29/6 29/14 29/19 30/12 30/22 31/23 32/6 32/22 33/10 33/13 34/19 36/5 37/20 45/19</p> <p>yet [3] 5/18 8/15 45/22</p> <p>you [82]</p> <p>you'd [1] 50/4</p> <p>you'll [2] 4/24 20/17</p> <p>you're [5] 30/8 31/10 38/6 38/7 41/7</p> <p>You've [2] 41/6 41/19</p> <p>your [10] 4/13 4/17 9/19 10/7 14/16 15/22 24/6 24/7 25/5 32/25</p> <p>yourself [1] 9/23</p> <hr/> <p><b>Z</b></p> <p>zone [1] 47/19</p> <p>zoned [2] 21/16 42/11</p> <p>zoning [11] 2/9 21/5 21/6 21/7 21/9 25/7 38/10 41/16 41/18 41/21 47/21</p> <p>zonings [1] 21/12</p> |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|