

CPA2019-00009

&

CPA2019-00011

**SMALL BROTHERS  
COMMERCIAL**

# Inner Loop Working Group

Ensuring the Safety and Integrity of the Inner Loop in Estero Florida

The Inner Loop Group's mission is to ensure safety and integrity in community development impacting the 17 mile loop connecting Alico, Corkscrew and Ben Hill Griffin.



"Y'all just don't know when to let go of  
a bad idea."  
- *Inner Loop Working Group*

# Property Background

*(only 2 properties zoned commercial)*

## Corkscrew Country Store

- Zoned commercial prior to 1990
- Developed

(pg. 11 Staff Report "The other commercial property that could benefit from these amendments has no wetlands or existing flow-ways.")



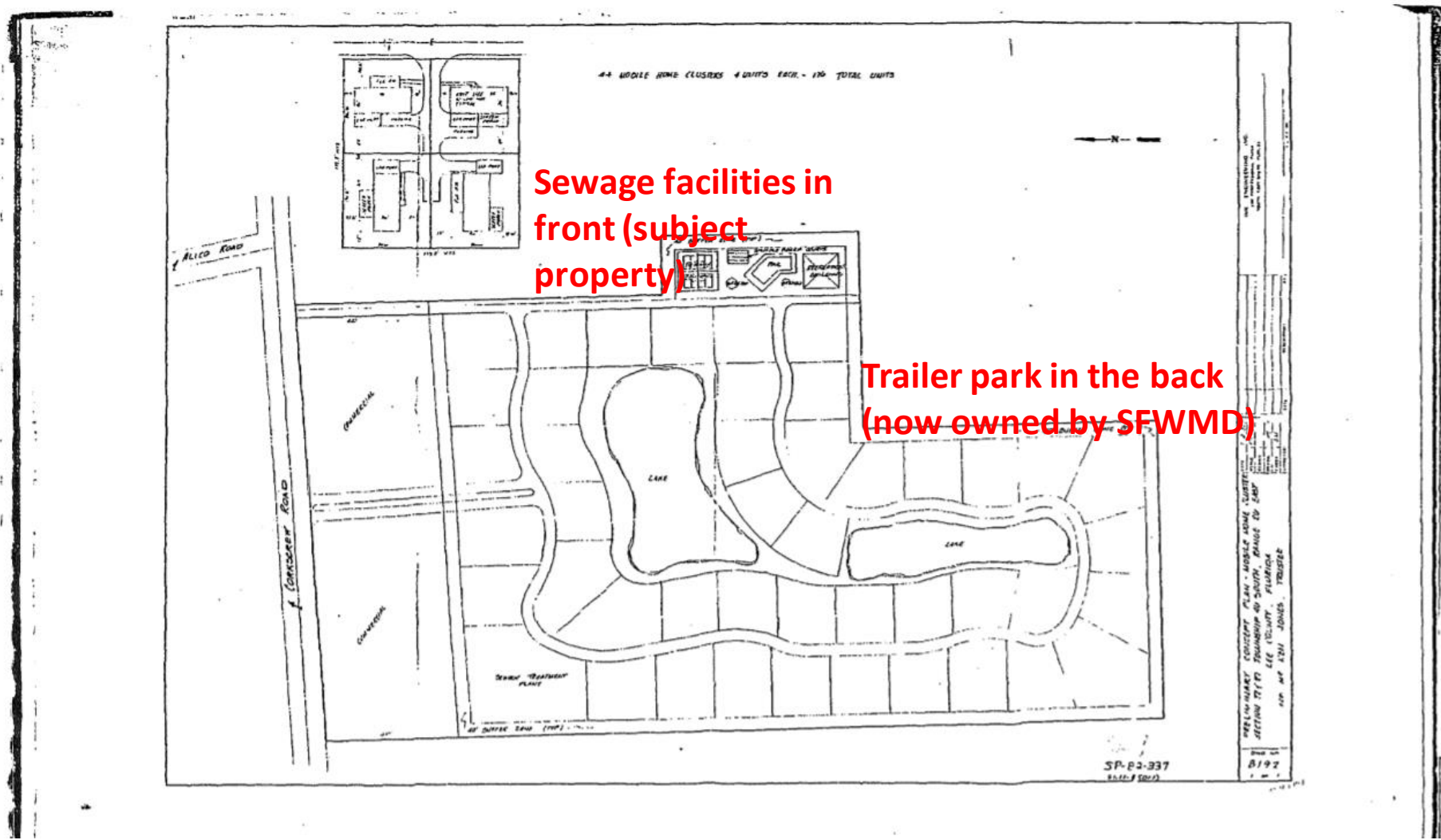
## Flint Pen Strand Trailer Park

- Zoned commercial prior to 1990
- Never developed



# Site Design Flint Pen Strand Trailer Park

circa 1982



*Conceptual design* trailer park at Flint Pen  
Strand. circa 1982





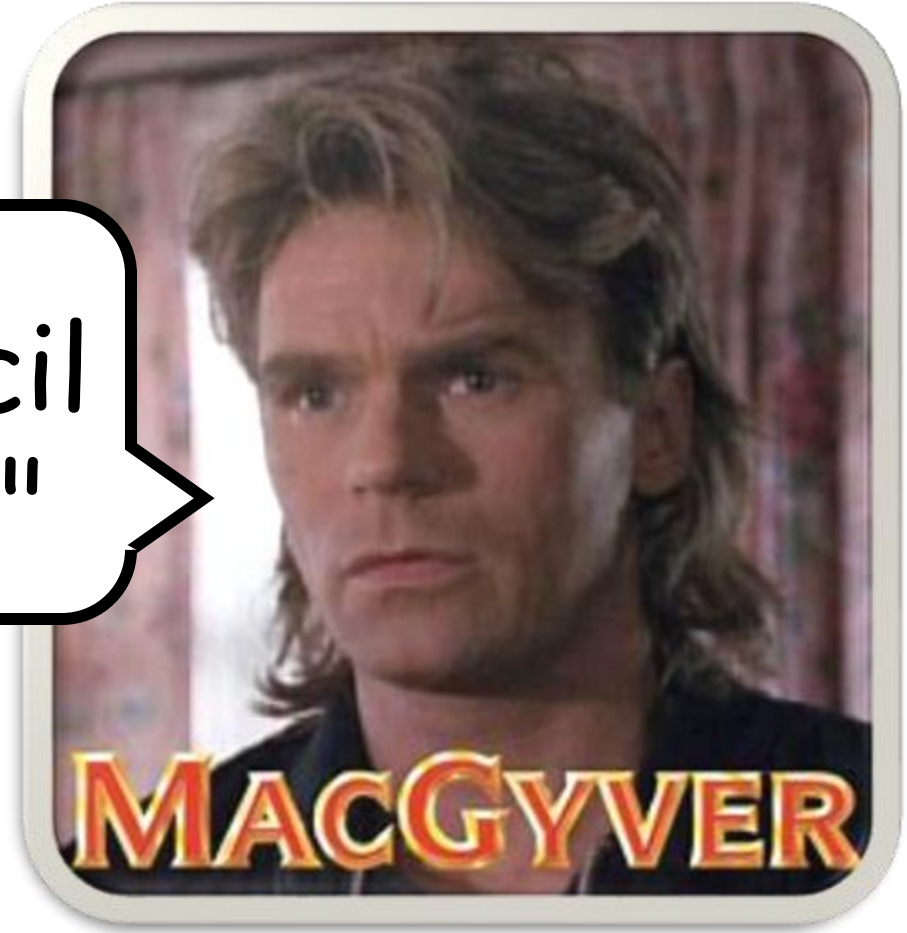
*Limited*  
**1982**  
★ EDITION ★



# *Incoming Call from 1982*



"Is Cecil  
there?"





# Why **HERE** in the Flint Pen Strand?

- Attempt to "transfer" commercial zoning, though never developed
- Too wet for development with wetlands, flow-way and wellfields
- Dangerous intersection with industrial traffic
- DRGR protections
- Conservation Priority 2 Property in Dover-Kohl Report
- Vital ecological function as connector for water & wildlife to Wild Turkey Strand through the Inner Loop
- Extensive staff reports, monitoring, costs for taxpayer to advance



Figure 5. Lee County Wellhead Protection Zones in Relation to Project Site

# A Wolf in Sheep's Clothing



What is the **COST** of advancing and monitoring a ***4 acre*** development to the Lee County taxpayer?

- 300,000 SQF Commercial Space currently allowable in DRGR
- Application **INCONSISTENT** and states Small Brothers Commercial will be 80,000 (in places) when only 60,000 is available
- Other options available in Residential Development frontages permitted
- Subject property is 12 acres
- Application states 4 preserve, 8 developable with 4 acres for buildings & parking, 1.5 acres for stormwater management

# How does this "footprint" compare to the other CC (Community Commercial) facilities in the DRGR?

## Small Brothers Commercial

- 4 acres buildings/parking
- Wetlands, wellfields, flow-way
- Conservation Priority 2
- Increased cost to taxpayers to advance & monitor
- About 4 miles to next Publix

## Other CC Facilities

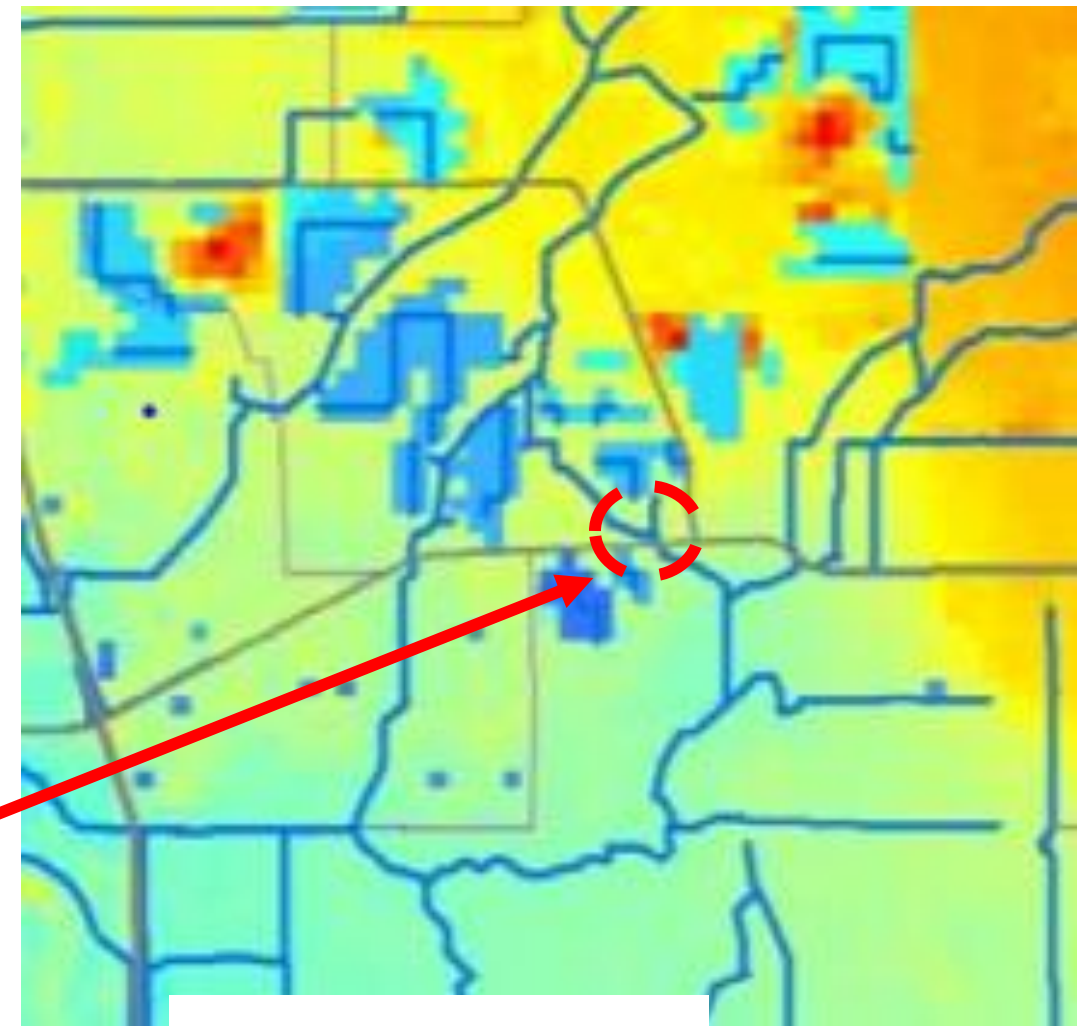
- Larger parcels?
- No or less ecological harm?
- Part of existing or permitted developments?
- Less cost to taxpayers?
- Distance to nearest shopping?

# Wild Turkey Strand



# Surface Elevation

Comprehensive Hydrological Study 2010



**Subject Property**



# Wild Turkey Strand

Alico Rd

Green Meadow

Devore Ln

Mallard Ln

Wild Blue

Youngquist Mine

Corkscrew Rd

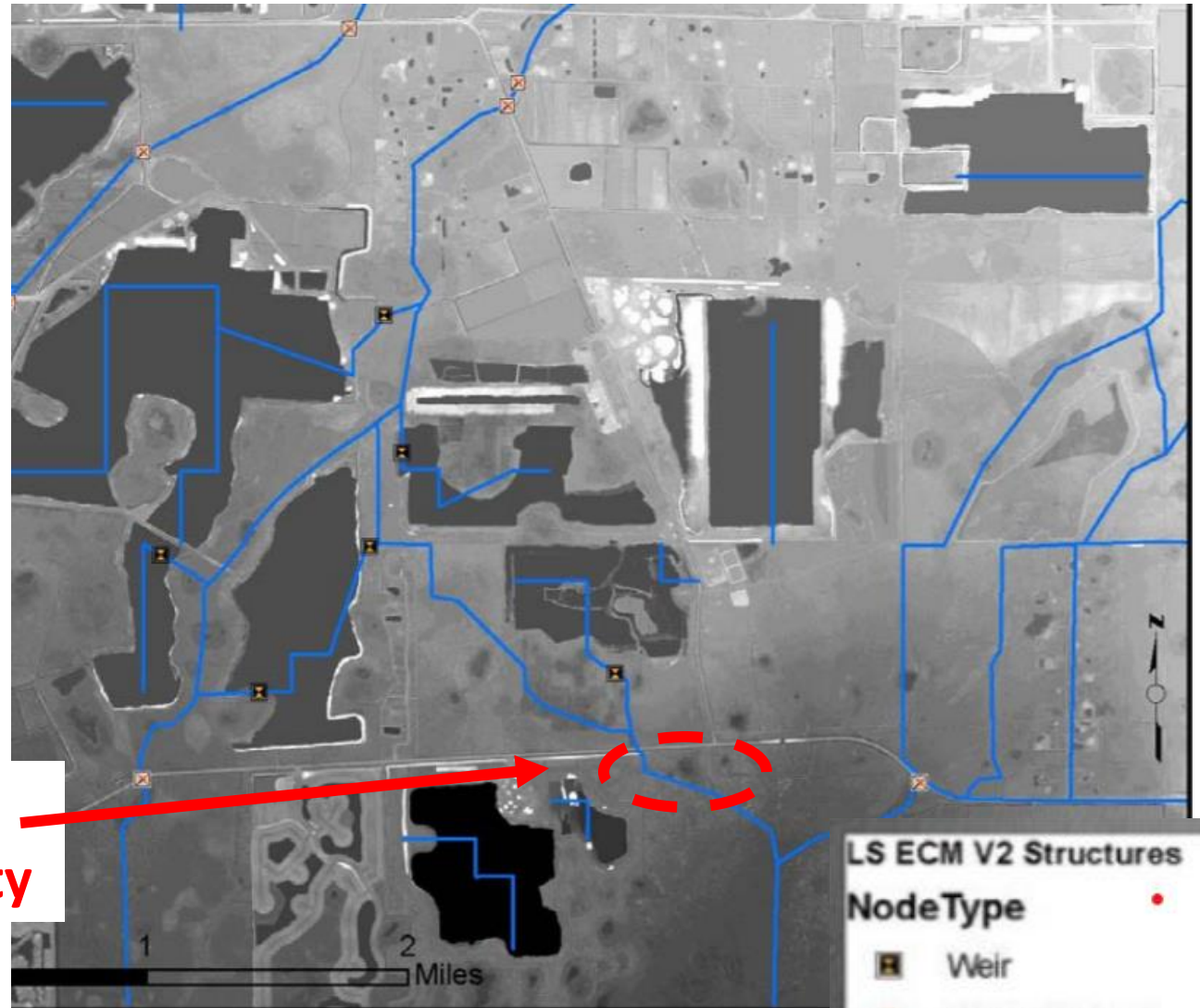
Corkscrew Shores

Flint Pen Strand

**Subject Property**

## Surface Elevation

Comprehensive Hydrological Study 2010



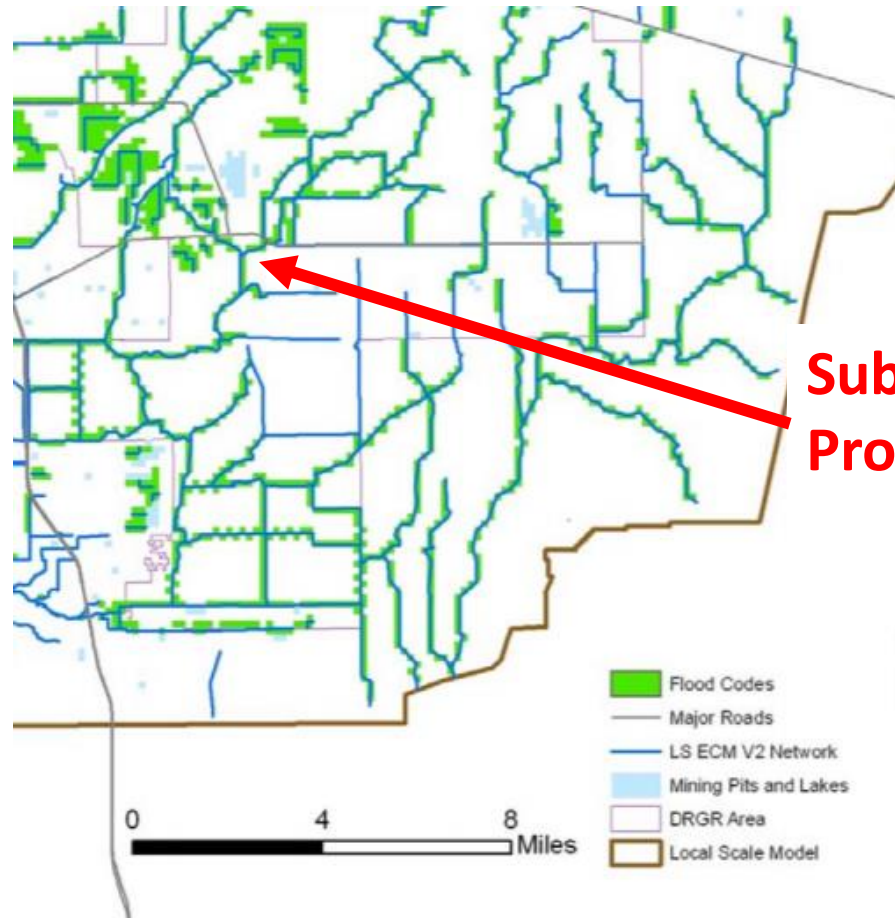
**LS ECM V2 Structures**

**NodeType**

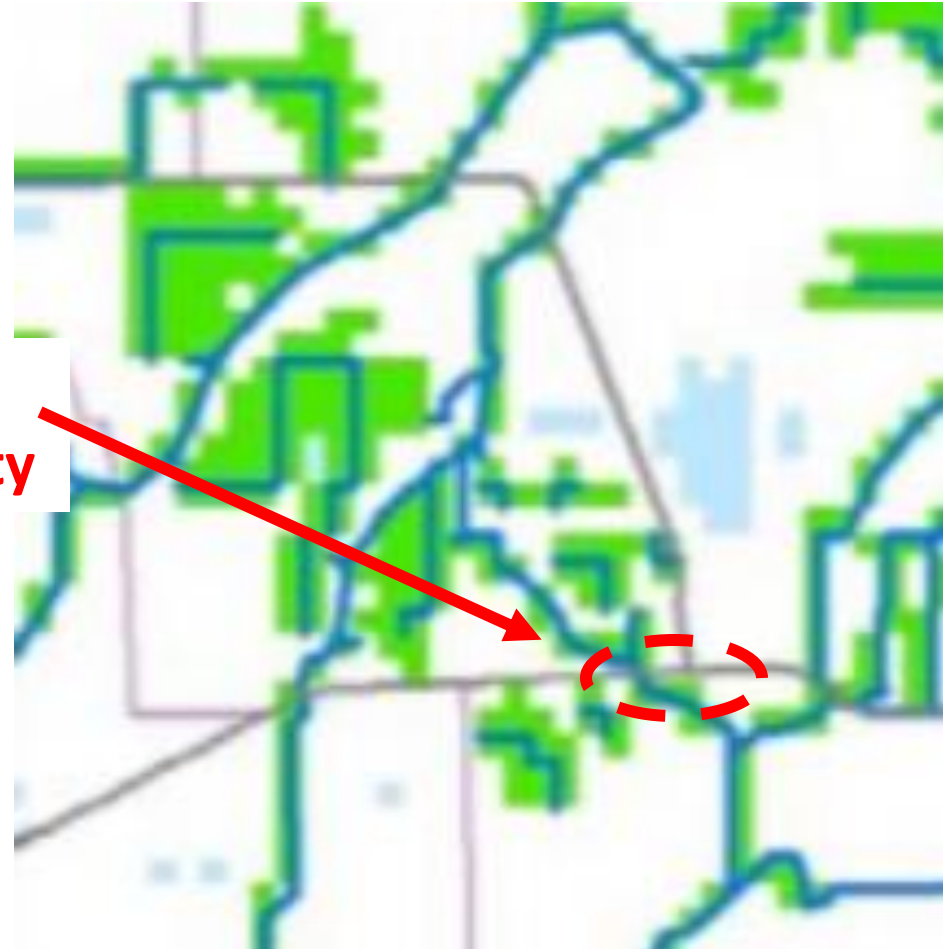
- Weir
- Weir + Culvert
- LS ECM V2 Network

Note: darker shade is lower elevation of Flint Pen Strand basin

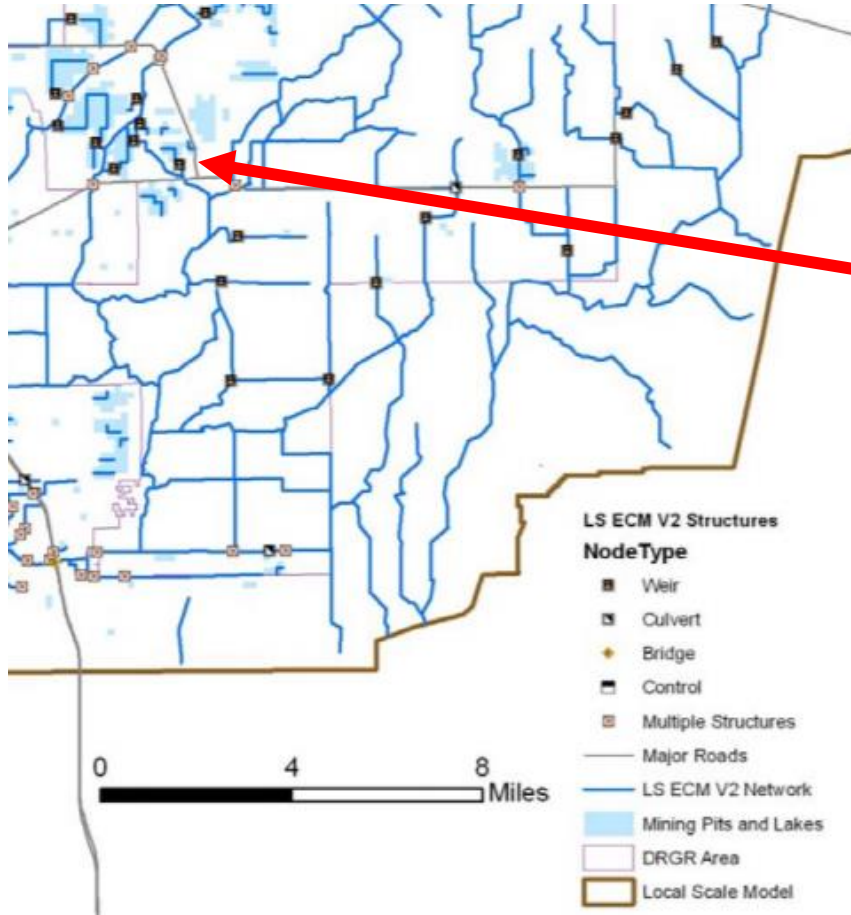
# Hydrological Maps & Flooding



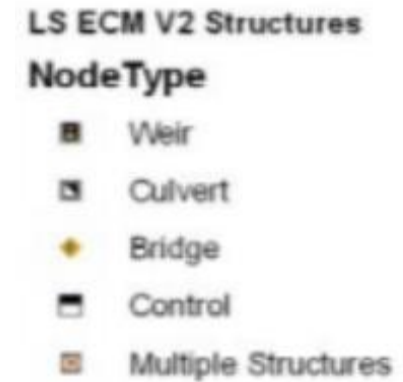
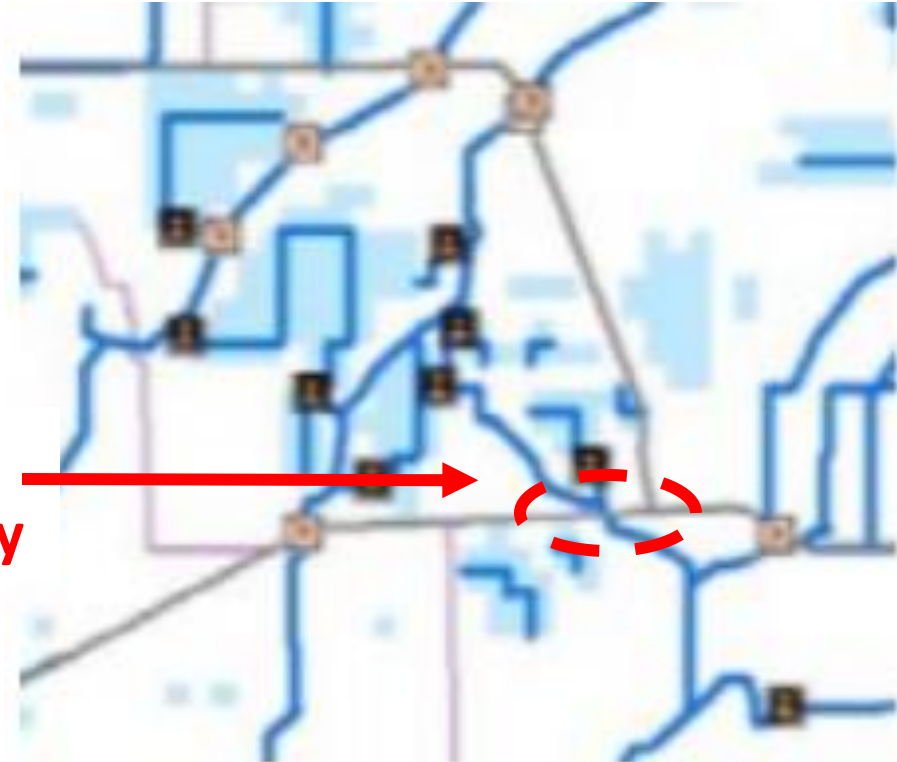
**Subject  
Property**



# Hydrological Maps



Subject  
Property





# Flooding in the Inner Loop



Natural Resources has **on-going monitoring**

by citizen group request (8/19) due to **increased** flooding of long standing residences.

# Flooding in the Inner Loop



- Long standing citizens are affected by water coming up faster, stagnating and draining more slowly
- County omits long standing neighborhoods from maps, makes decisions and advances to state agency
- Staffers and decision-makers do not reference scientific studies
- Information is not synthesized as the function and purpose of the DRGR intent is eroded
- Interests of developers is put ahead of citizens

# Flood Control & Ecological Function

## Florida Gov. DeSantis Allocates \$2.5 Billion to Protect Waters



MARKET WATCH SUMMIT  
SAVE  
OUR WATER



- Flow-way to the Flint Pen Strand
- Water Storage for flood control
- Wetland nutrient pollution uptake

# Wildlife Connectivity

- Inner Loop is a known hot spot for panther
- Subject property is "connector" for many populations moving from Wild Turkey Strand to Flint Pen Strand



- Diversity of species is **dependent** upon seasonal variability of water

# Wildlife Connectivity

- Staff report offers **no** insight
- Staff report incomplete & inadequate
- No provision for migrating wildlife from Inner Loop



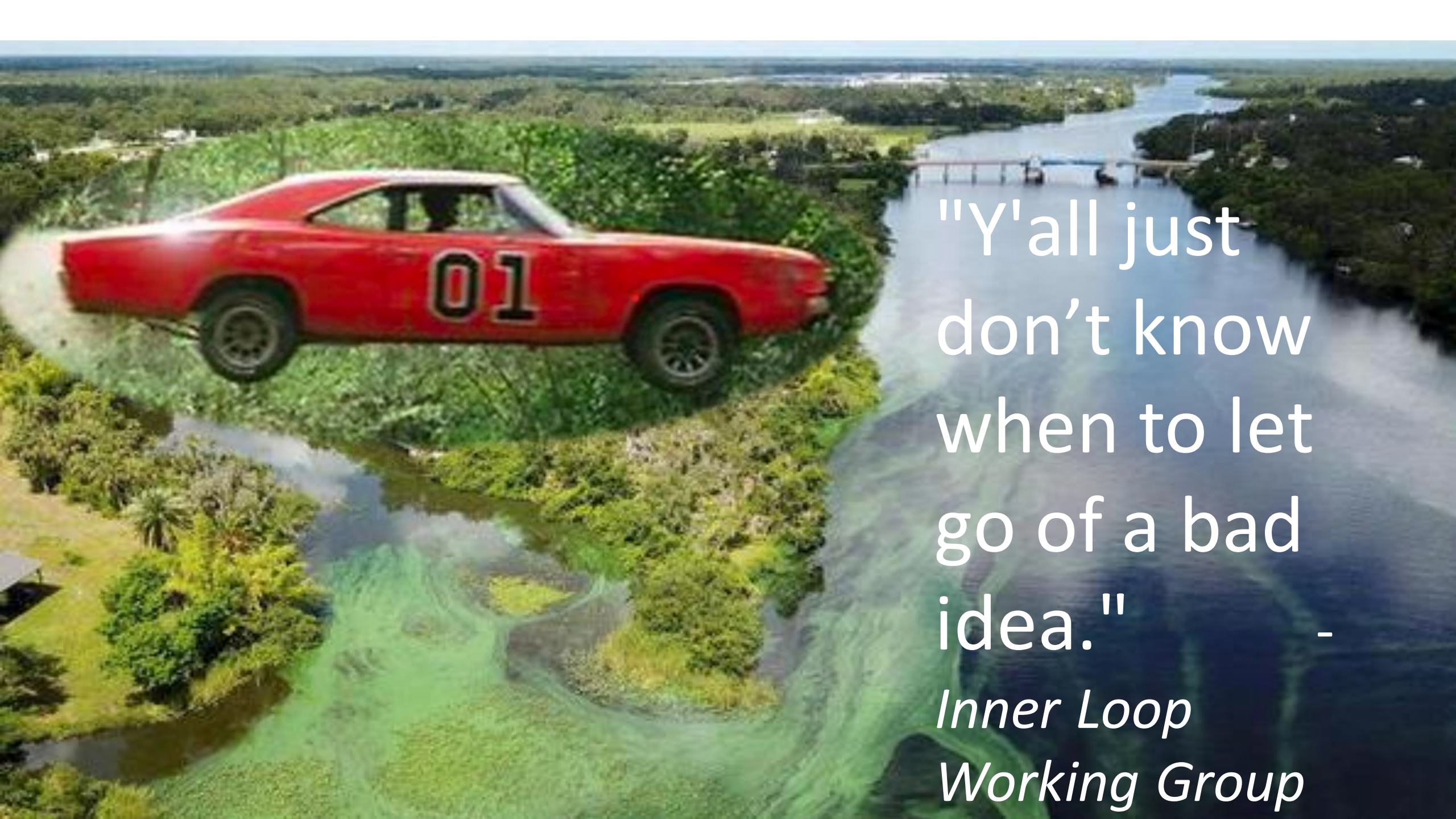
- **Omits** common knowledge & documentation of known **imperiled species** dependent on this connection

# In Conclusion

*What do we really know?*

1. Information **OMITTED**
2. Rationale **QUESTIONABLE**
3. Bigger picture of impacts  
**UNDETERMINED**
4. Costs to Tax payer  
**INCREASED**





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