

Inner Loop
Working Group:

A Case
Study

Past: *Ramming Heads*

Development

Conservation

Real Estate

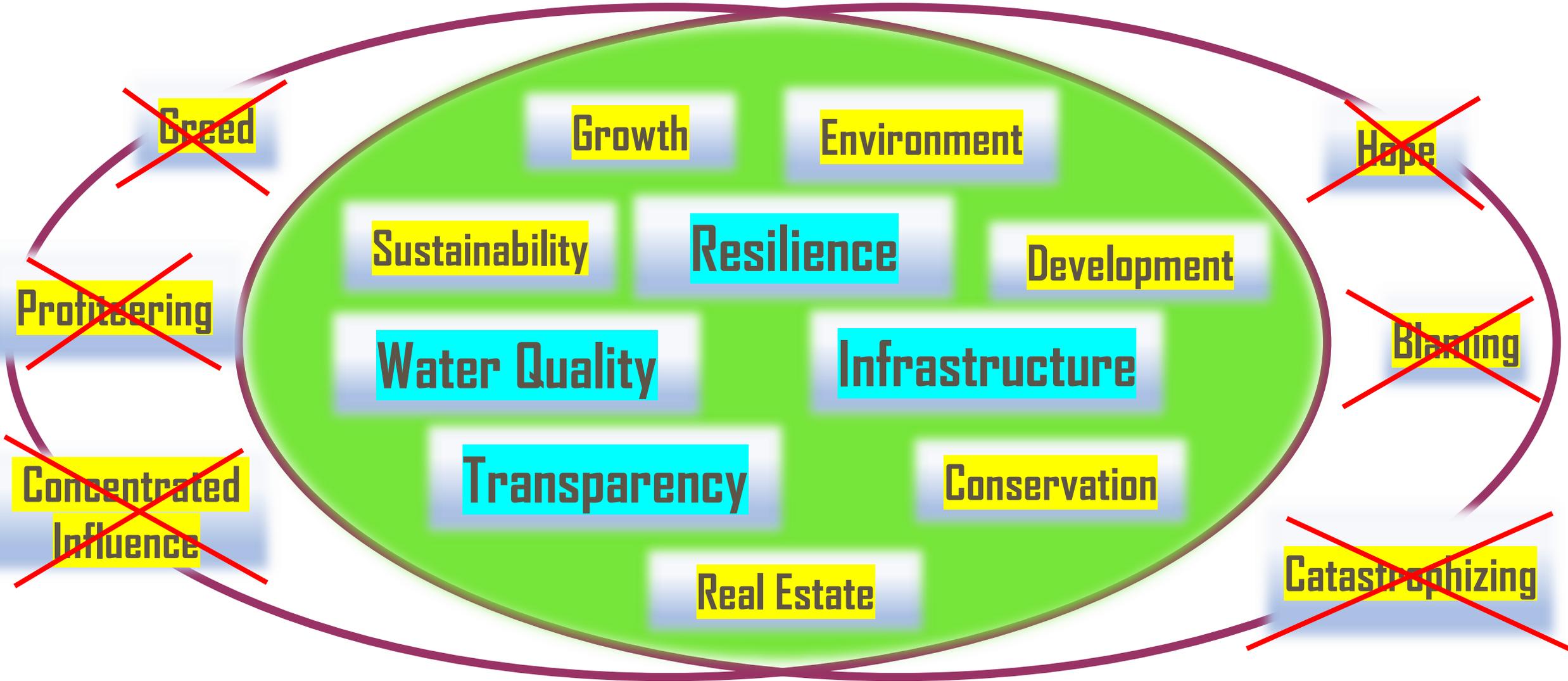
Environment

Growth

Sustainability



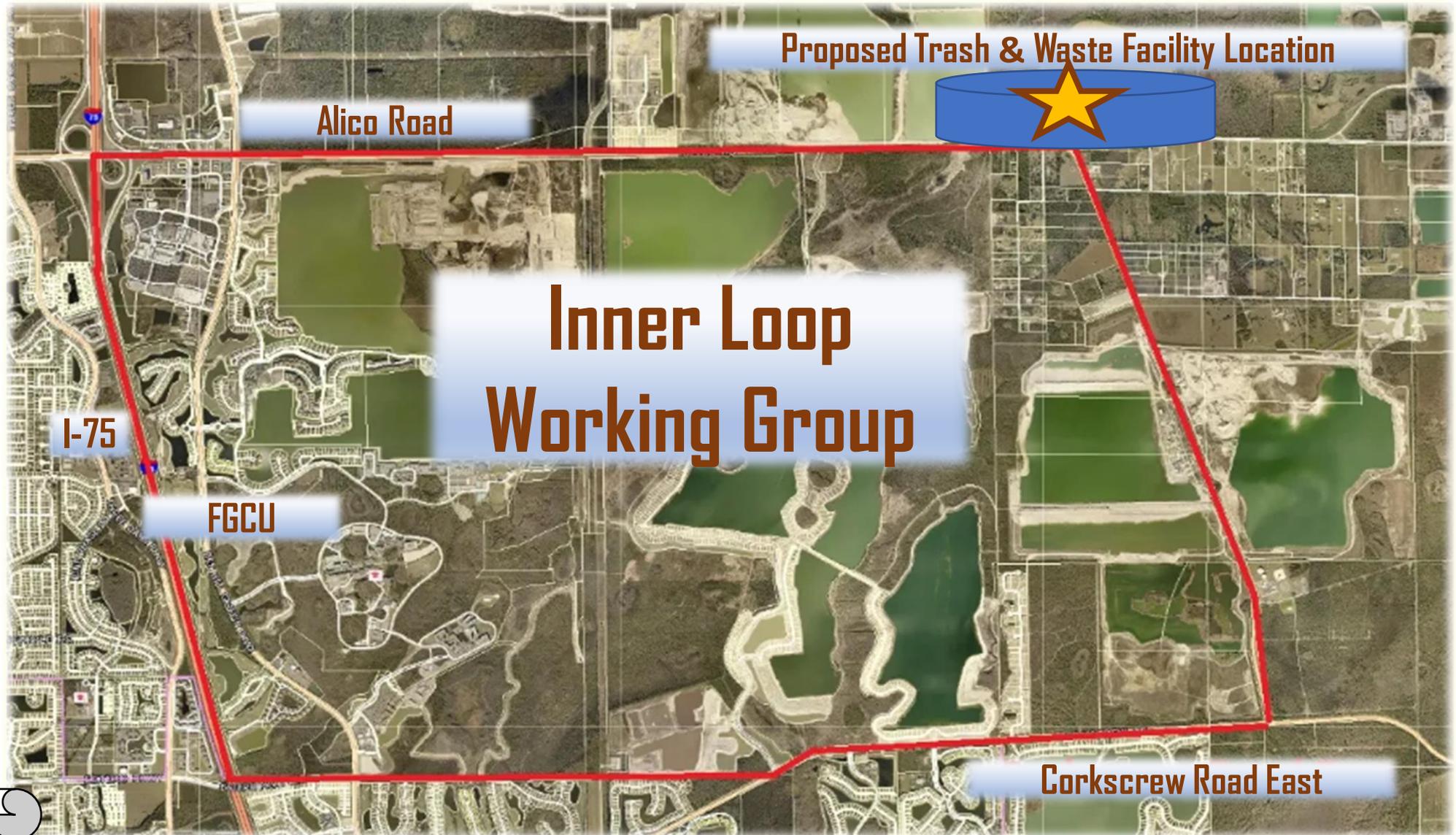
Today: Common Ground



Our Story

Legal Notices

- Adjacent residents
- Wild Blue
- FGCU
- Harper Properties
- Lennar Homes
- Vulcan
- Sunnygrove
- Cemex



Inner Loop Working Group: Ensuring Safety & Integrity in Community Development

Impacting the 17 mile Loop Connecting Alico, Corkscrew & Ben Hill Griffin

Public Trust

1.

1. Attempting to site a Trash Transfer Station & Waster Water Treatment Facility for new developments in a neighborhood existing since the 1970's.

2.

2. Limiting public input to 3 minutes at initial zoning hearing. Failing to develop concurrent infrastructure for an additional 500 heavy trucks on roadway.

3.

3. Change of use for Conservation 20/20 Land as an interdepartmental swap with no zoning notice hearing to notify adjacent neighborhood. Land swap benefitted developer.

Incompatible Community Development



Subject Property



Wild Turkey Preserve Access



FGCU Lake & Emerging Technology Institute



Trash & Waste Facilities
NOT Consistent with
Community Character

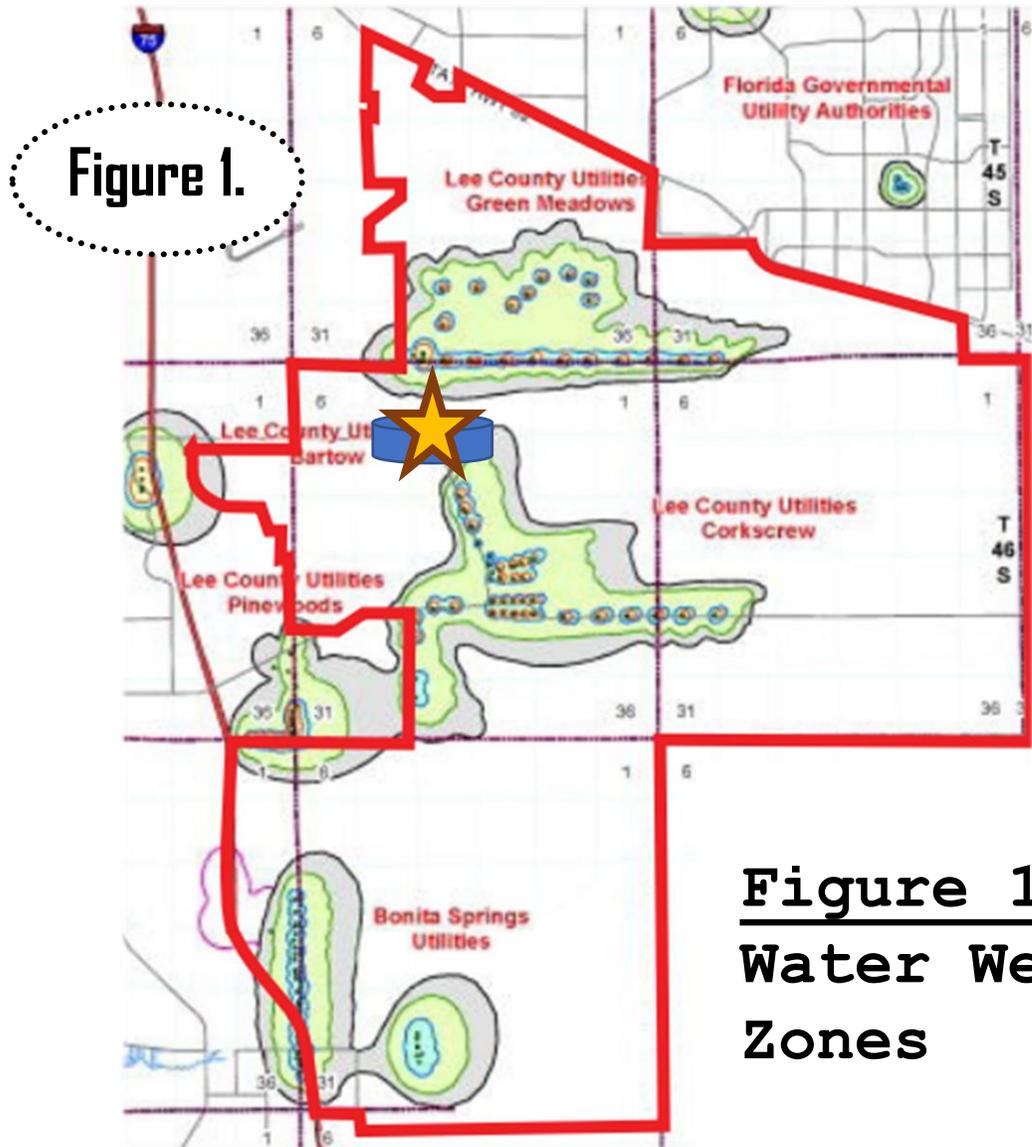
New County Park



Wild Blue Reserve & Wading Bird Park



Developing an Aligned Vision



LEE PLAN DR/GR DEFINITION POLICY 1.4.5:

The Density Reduction/Groundwater Resource (DR/ GR) areas include upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed. Land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels.

Figure 1. DR/GR Public Supply
Water Wells and Protection
Zones

Developing an Aligned Vision

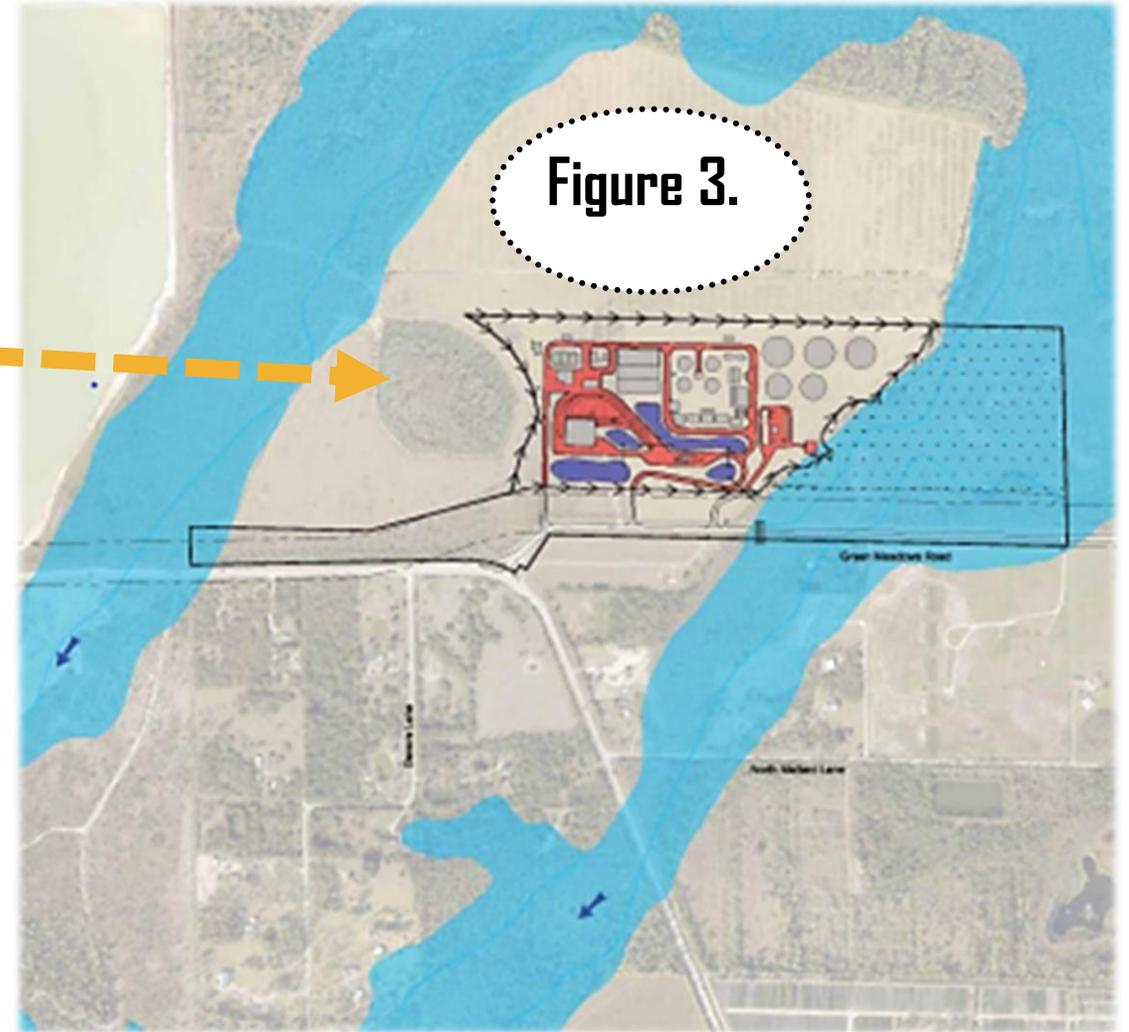


Figure 3. Proposed Facilities in Relation to Historical Flow-Ways

Messaging to Real Estate Implications

- Transaction disclosures
- Real estate values
- Increased pollution
- Traffic safety
- Degraded environment
- Public health
- Estero watershed



Messaging of Health Concerns to the Estero Watershed

ENVIRONMENT

Florida's Blue-Green Algae Bloom 10 Times Too Toxic to Touch, Testing Shows

By Pam Wright August 10 2018 12:00 PM EDT weather.com

**Algal blooms cost
Florida \$17.3 million in
emergency funding
last year**



WINK NEWS
DRONE

Lee Groves

STOP
Green



Infrastructure: Trash & Waste Facility Traffic Study

Trip Generation Summary

	Size (sq. ft.)	ITE Rates/Equations	A.M. Peak Hour			P.M. Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Solid Waste Transfer Building	120,000	Truck data provided by Lee County Public Utilities	23	22	45	22	23	45	300
Waste Water Treatment Buildings (LUC 170 - Utility) ⁽¹⁾	23,000	AM: 2.31	42	11	53	6	27	33	179
		PM: $\ln(T)=0.85\ln(X)+0.84$							
		Weekday: $\ln(T)=0.75\ln(X)+2.71$							
Estimated Net New Total Trips			65	33	98	28	50	78	479

Footnote:
(1) ITE Tech Edition

DCI 2018-10023

RECEIVED
APR 12 2019

COMMUNITY DEVELOPMENT

Proposed County Changes to Road to protect public from additional 479 heavy trucks added to corridor

- Turn lanes may be lengthened
- Reflectors
- Stripes
- New signs

*At the Zoning Hearing residents openly wept with fear and concern regarding **safety.***

Infrastructure Inadequacies

Are Lee County roads safe? 5 deadly accidents in last 24 hours throughout county, authorities say

Brooke Baitinger, Fort Myers News-Press

Fatal crashes in Lee County leave 28 dead in 2019, bicycle deaths match 2018 total

Michael Braun, Fort Myers News-Press

Published 12:59 p.m. ET March 14, 2019



NEW THIS MORNING

DEADLY EARLY-MORNING CRASH

US-41, NORTH FORT MYERS

FOX 4



Lee is Seeing

STOP

Red

Conservation 20/20

Voters
approved
in 2016
by **84%**.



Conservation Lands

- Critical green infrastructure
- Manage stormwater run-off
- Mitigate flooding impacts
- Protect water quality
- Preserve biodiversity
- Provide recreational opportunities

Location of
Proposed Trash
& Waste Facilities



Conservation 20/20: The Controversy

Lee County says builder won't get free development work in land swap

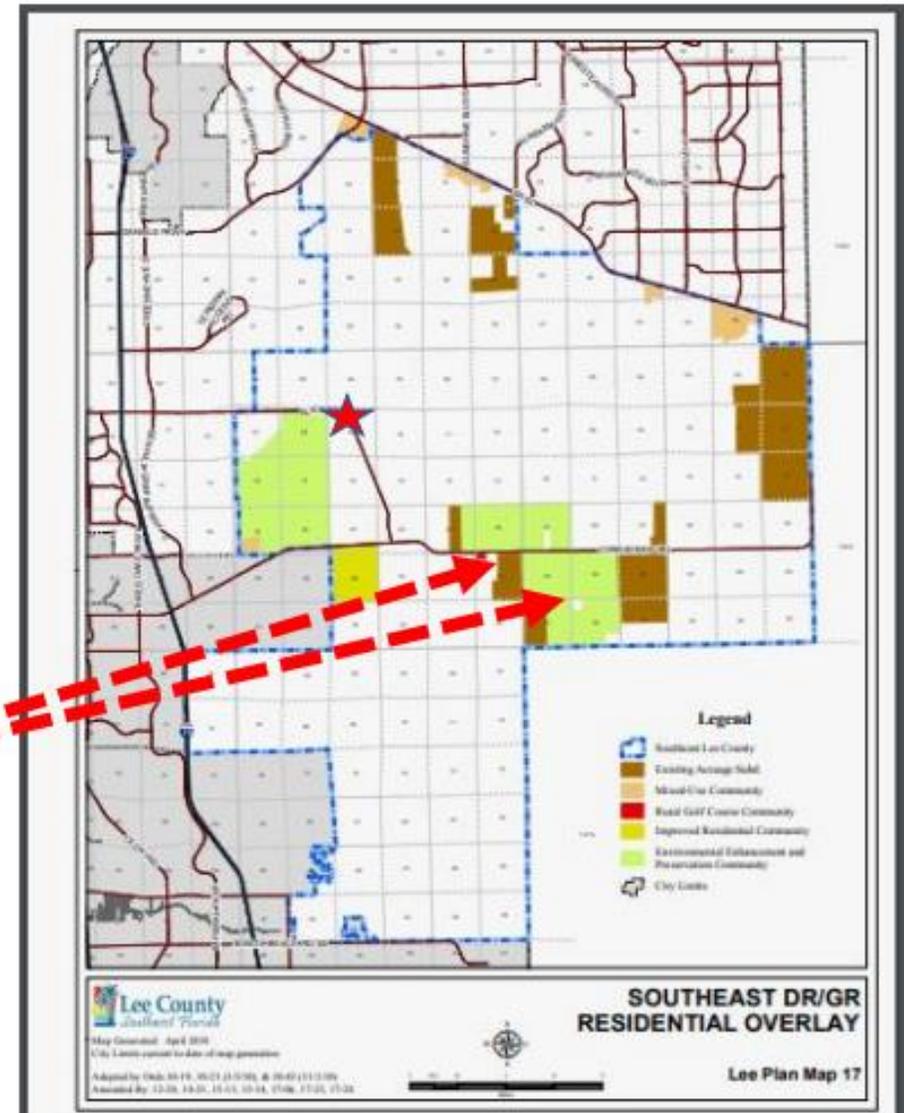
Bill Smith, BSMITH@NEWS-PRESS.COM Published 5:02 p.m. ET Oct. 20, 2017 | Updated 7:03 a.m. ET Oct. 22, 2017

Lee County Utilities had controlled the 48-acre parcel fronting on Corkscrew Road. It was traded last week to the 20/20 program, which preserves environmentally significant land. When owned by the utilities agency, the land could have been used for a sewage plant or rubbish transfer station.

County commissioners approved the swap. In exchange, county utilities takes control of what had been 20/20 land at Alico and Corkscrew roads.

The development firm is committed to \$10 million in environmental enhancements in exchange for zoning changes allowing 1,300 units concentrated on another part of the site and marketed as The Place at Corkscrew.

Putting that property in the conservation program erases the prospect that the developer would be marketing homes next to land that could be used for sewage or trash.



Conservation 20/20: Reforms Needed

- Safe-guards against undue influence
- End to “land swaps”
- Adherence to nomination protocol
- Notification for neighborhoods:
 - Land Use & management plans
 - Use during states of emergency
 - Restoration plan, time-line & efficacy





Playing Loose

with Public Land

What is at Stake?

Wetlands return, Corkscrew Road homes surge with Lee County's 'environmental overlay'

[David Dorsey, Fort Myers News-Press](#) Published 8:00 a.m. ET Sept. 20, 2019 | Updated 11:18 a.m. ET Sept. 21, 2019

Greenwashing: also called "green sheen", is a form of spin in which *Green Public Relations* or *Green Marketing* is deceptively used to promote the perception an organization's products, aims or policies are environmentally friendly.

--- Wikipedia



“Lee County has been approving thousands of homes off Corkscrew Road in an area it traditionally protected from sprawl. The tradeoff: To help the environment, it has been requiring developers to restore wetlands and natural water flow-ways.”

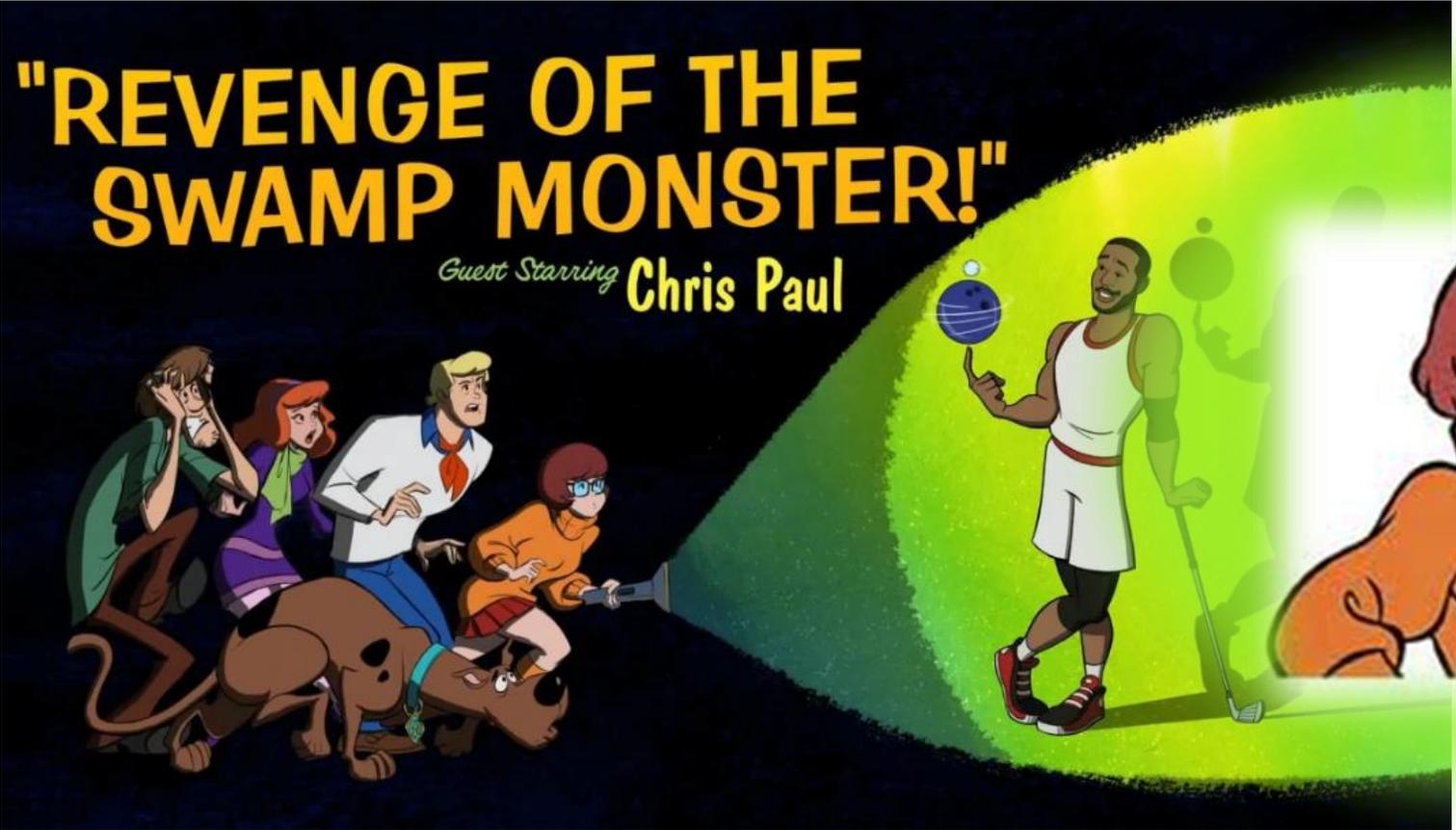
Is this a joke? NO, *this is a joke.*



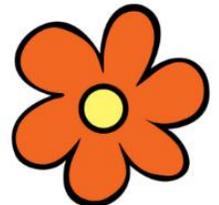
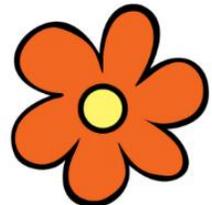
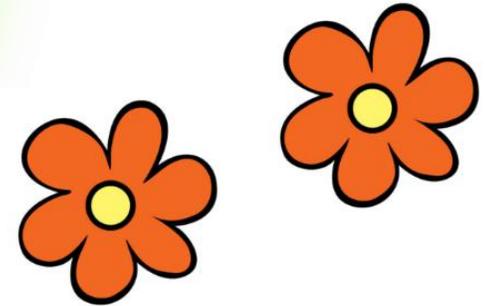
Greenwashing Exposed

"REVENGE OF THE SWAMP MONSTER!"

Guest Starring Chris Paul



Do they think we can't tell the difference between environmental stewardship and profiteering?



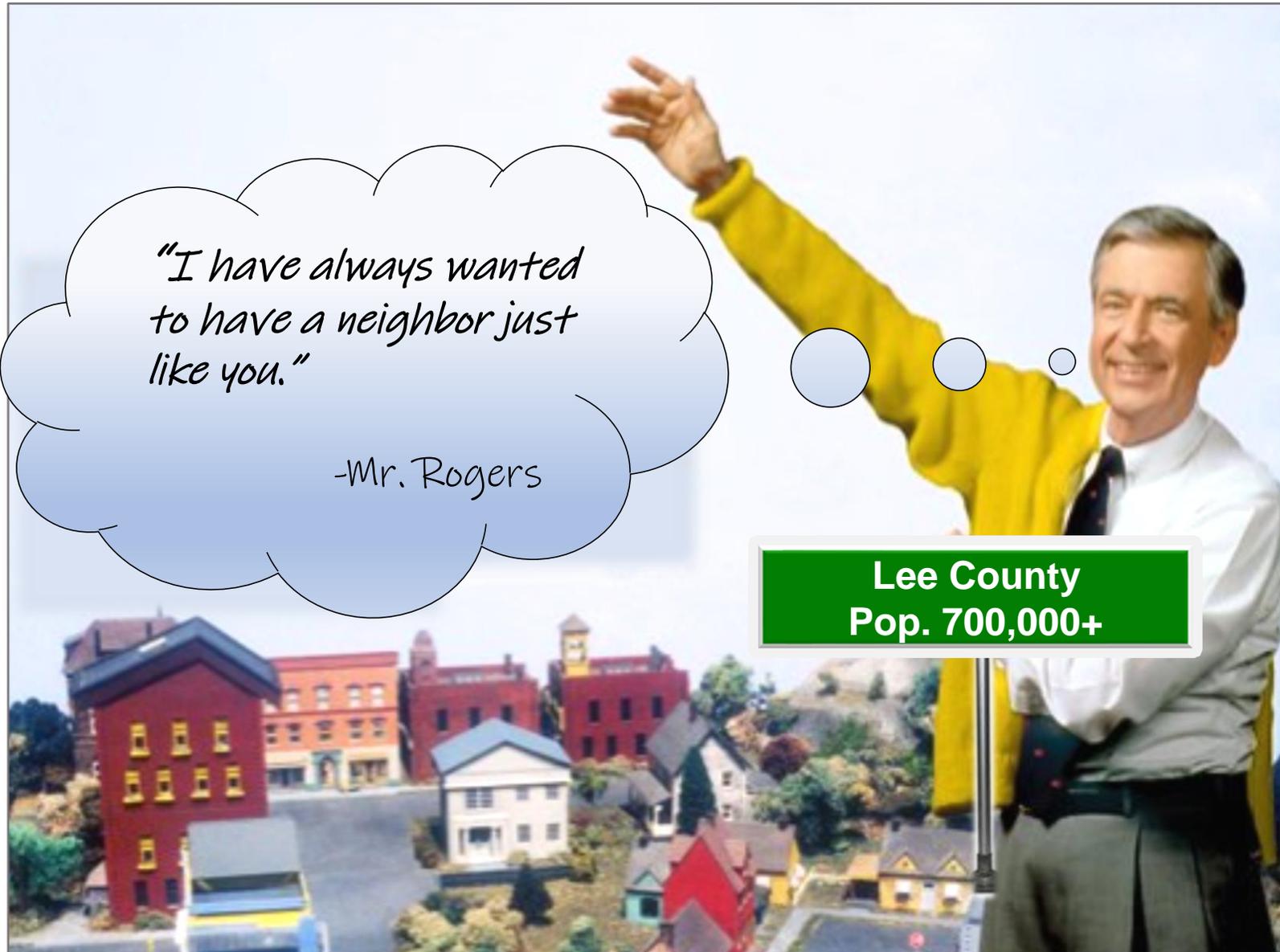
Unmasking Profiteering

The onus is on the electorate to be as tenacious as Velma, Fred and Daphne and insist on equitable, ethical development in our community by unmasking profiteering on the part of individual actors.

-Inner Loop Group



Won't you be my neighbor?



"I have always wanted to have a neighbor just like you."

-Mr. Rogers

Lee County
Pop. 700,000+

Only equitable, balanced growth will protect our interlinked watersheds, coastal health and provide a framework for the courteous integration of new and long-standing communities.

-Inner Loop Group

Independent Lee: *Seeing Eye to Eye*

2020

"The four cornerstones of character on which the structure of this nation are built are initiative, imagination, individuality and independence."

- Eddie Rickenbacker



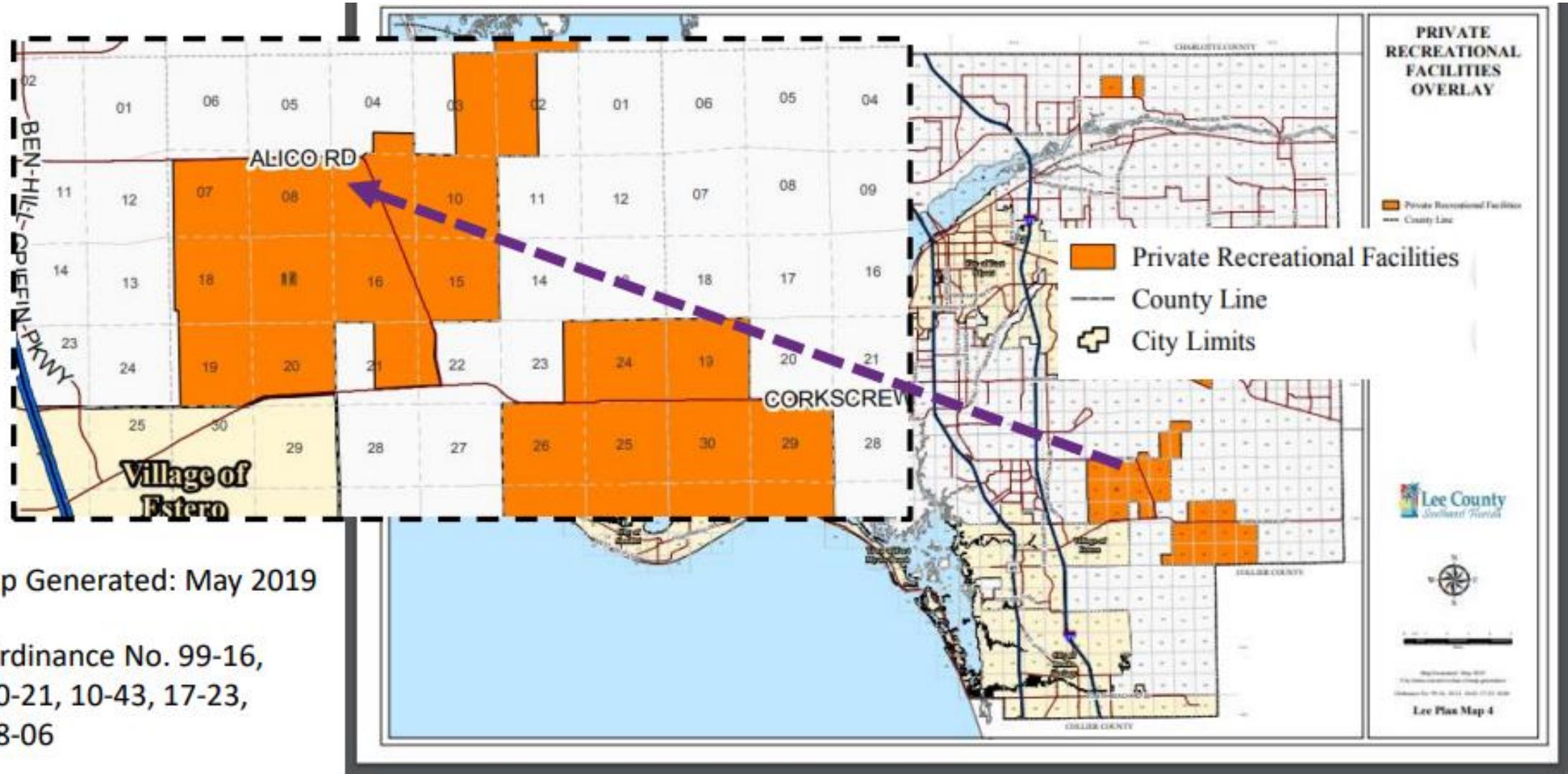
World War I fighter ace
and America's most
decorated hero

What is at Stake?

- Public health
- Safety
- Tourism economy
- Water resources
- Real estate values
- Public trust



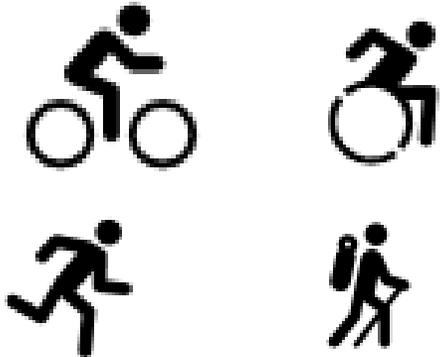
Developing an Aligned Vision



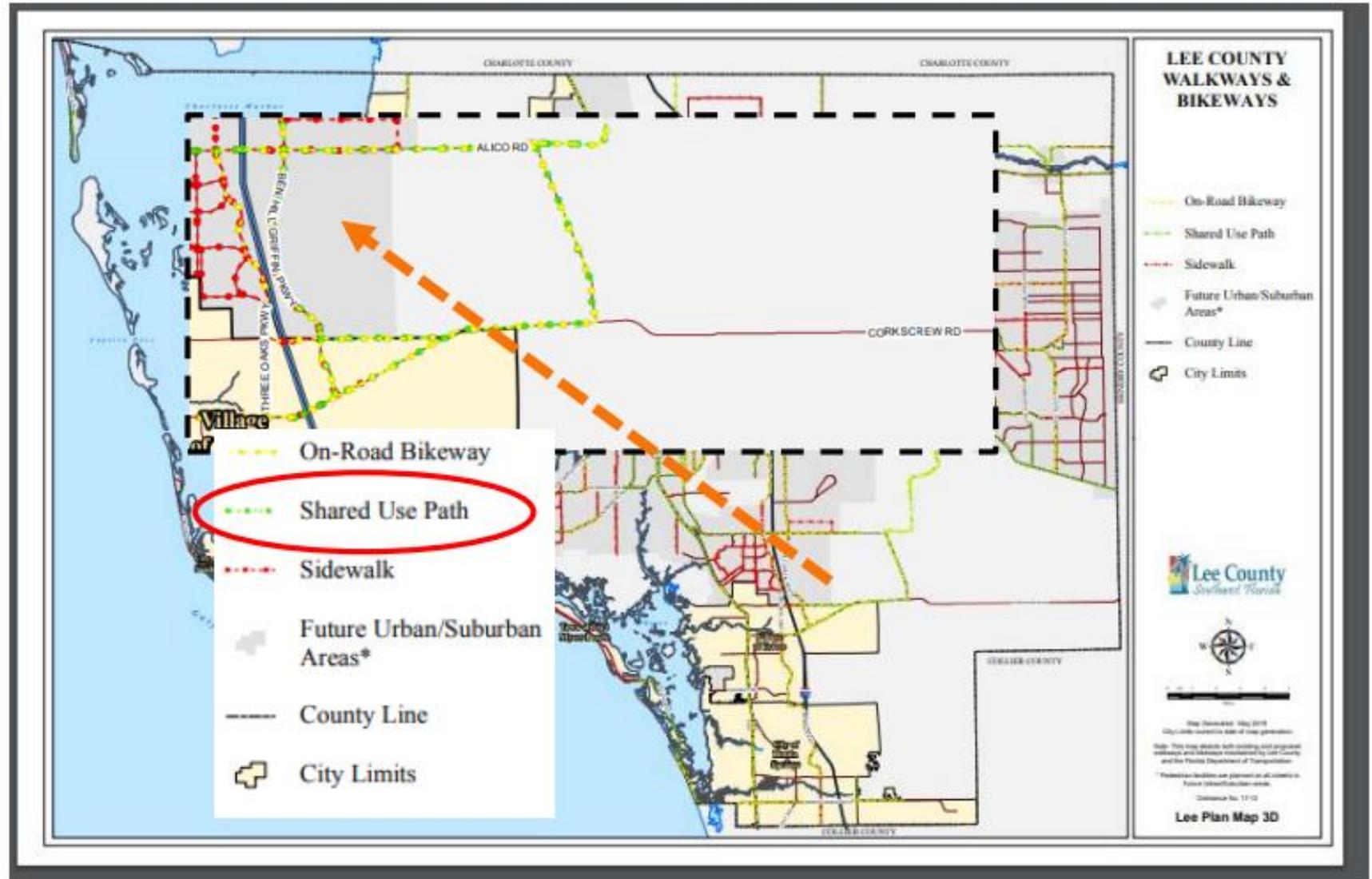
Developing an Aligned Vision

Map Generated: May 2019

Ordinance No. 17-13



HealthyLee
CHOOSE.COMMIT.CHANGE!



Developing an Aligned Vision

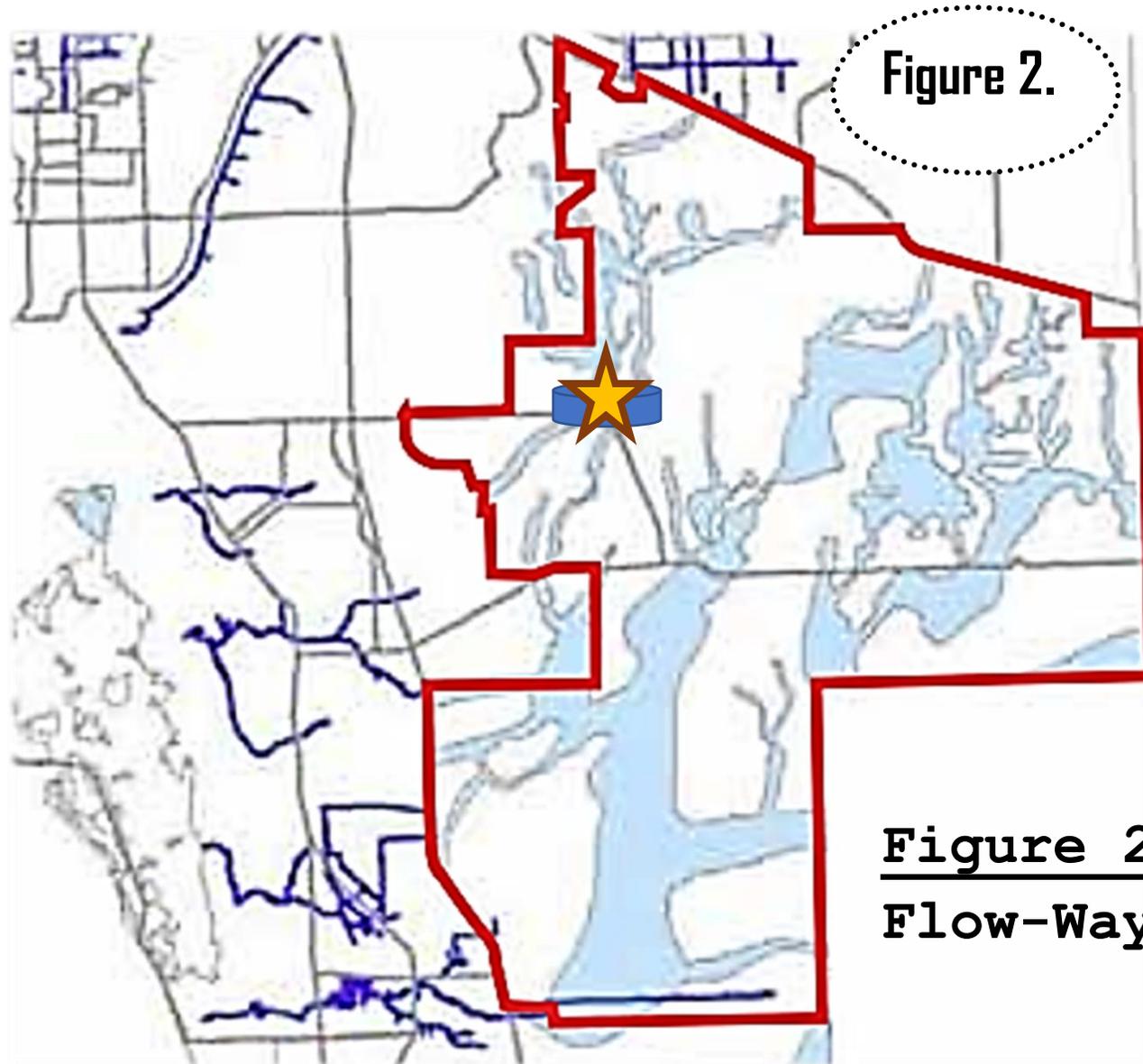


Figure 2.

Three major hydrological systems traverse the area, including the headwaters of the **Estero River**, the Flint Pen Strand, and the Corkscrew Swamp.

The DR/GR is one of the most important ecological areas within southwest Florida due to water resource functions, flow-ways, and key habitat areas.

-Dover, Kohl & Partners

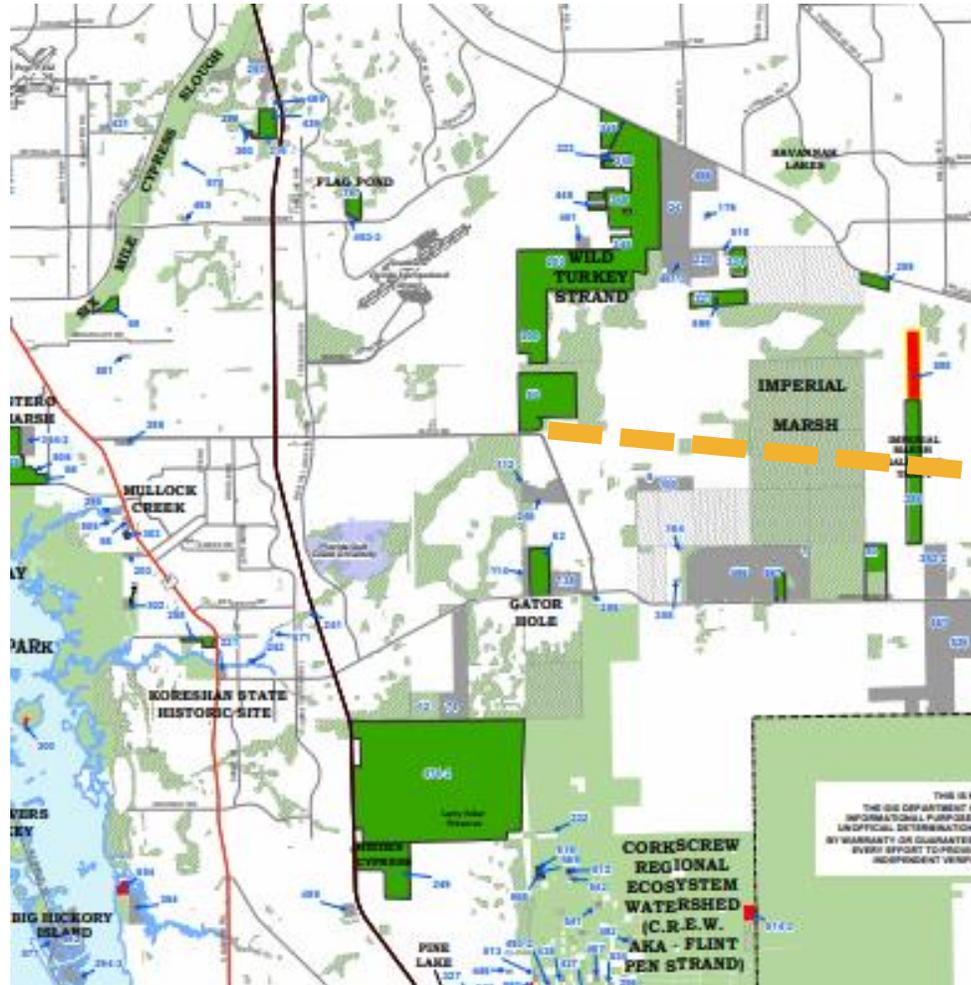
Figure 2.
Flow-Ways

DR/GR Historical

Developing an Aligned Vision

CONSERVATION 20/20 NOMINATIONS

(Revised 10/23/2019)



Location of
Proposed
Trash &
Waste
Facilities



What is at Stake?

Saving Paradise

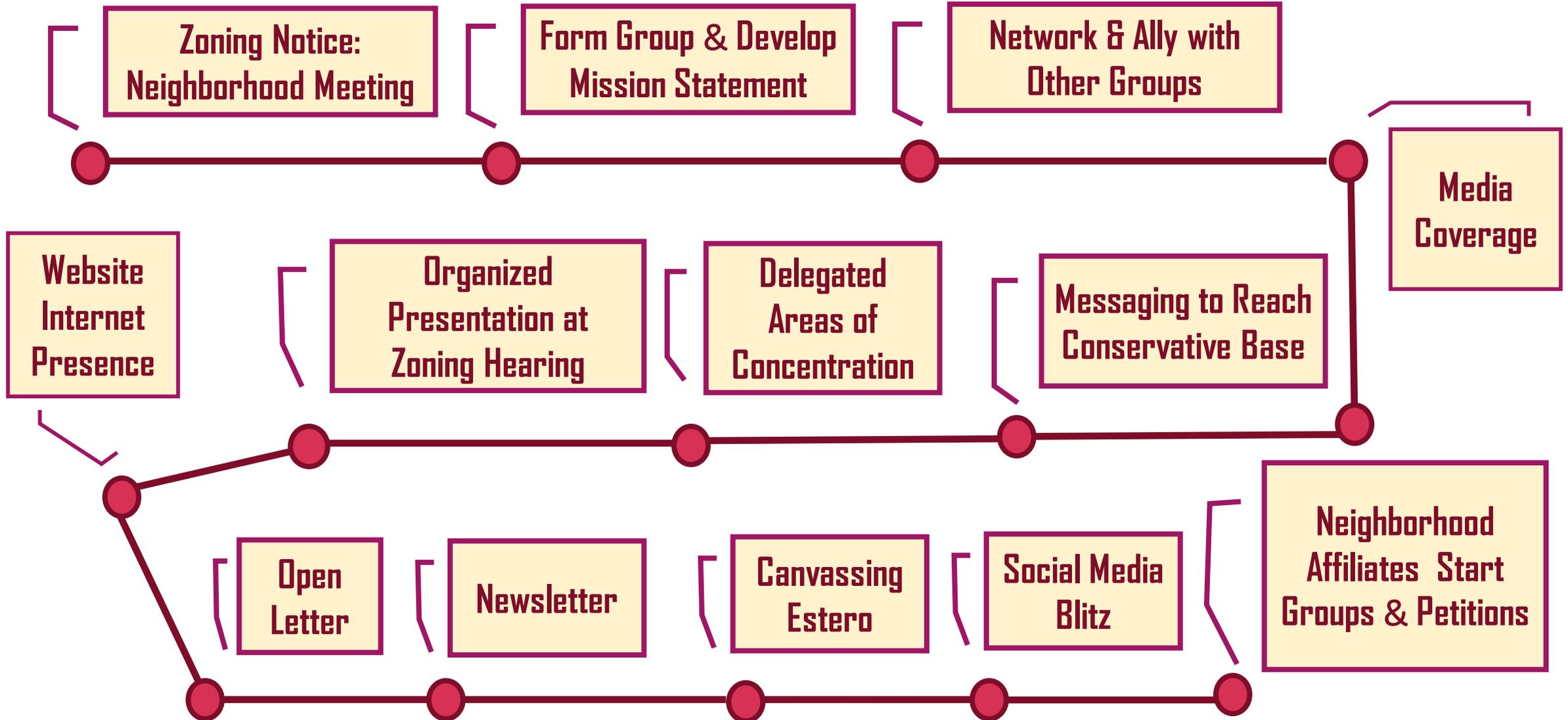




How Do We Improve *Citizen Engagement* in Our County Government?

Inner Loop Working Group:
A Case Study

Inner Loop Working Group Time-Line



Citizen Engagement

IMPAIRED WATER

DR/GR protections,
green infrastructure,
septic inspections &
public sewage



SAFETY

Adequate roads for
development &
balanced growth

QUALITY OF LIFE

Safe access to
recreation opportunities
for families & visitors



TRANSPARENCY

Good governance,
public input, oversight
& skepticism

