

Inner Loop Working Group

(undisclosed membership)

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Points of Interest

- Lee County attempts to site Solid Waste Transfer Station, Waste Water Treatment & Household Hazardous Waste Facilities at East Alico Bend on Conservation Land
- Lee County fails to develop concurrent infrastructure for proposed public facilities
- Conservation 20/20 lands at risk for "Interdepartmental" swaps changing conservation land use to public facilities
- Public trust is violated as input is stymied, procedural questions of good governance and oversight arise

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Are you a "stakeholder"?

Do you work at or have children or family that attend FGCU? Have you recently purchased a home site in Wild Blue? Do you live at Bella Terra, Corkscrew Shores or any of the many communities on Corkscrew, Ben Hill Griffin and Alico Roads? Are you looking for recreation opportunities within the Inner Loop with safe access? Do you use the Alico, Corkscrew, Ben Hill corridor for work or to commute, attend community events or access shopping?

If you answered "yes" to any or many of these questions then you are a "stakeholder"

How long is "perpetuity" in Lee County? Are Conservation 20/20 Lands At risk?

This courtesy notice arrived nearly two years late, as the plan to site this facility was first hatched and promoted by local developer Cameratta and Cameratta Companies President Ray Blacksmith. The developers suggested a land swap of Conservation 20/20 lands between Wild Turkey Preserve on Alico

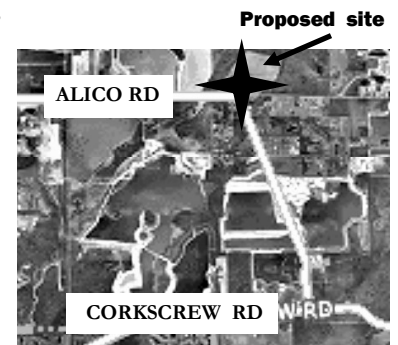
and your public input is being sought by the Inner Loop Group.

In June 2019 courtesy public notice was mailed to adjacent property owners including residents of the long-standing adjacent agricultural properties, FGCU, Wild Blue, Florida Rock, Harper Property Holdings, Lee Family Trust, MWI Holdings and Lennar Homes, among others.. The zoning change would shepherd in public facilities: a Solid Waste Transfer Station, Waste Water Treatment and Household Hazardous Waste at the East Alico Bend.

with an abandoned orange grove held by Lee County Public Utilities. The standard nomination protocol and ranking criteria steps typically followed were skipped in lieu of the influence of the developer who held properties adjacent to the Public Facilities parcel on Corkscrew. No courtesy notice was mailed to



Inner Loop, 17 miles connecting Alico, Corkscrew & Ben Hill Griffin



Location of proposed Solid Waste Transfer, Waste Water Treatment & Household Hazardous Waste Drop Off Public Facilities

any of the adjacent property holders at the Wild Turkey Strand Preserve on Alico. County employees tasked with identifying "properties on the market suitable for public facilities" did not.

The sign remained in place:

Conservation 20/20 will maintain these lands in perpetuity with the goal of preserving biodiversity in Lee County for generations to come.

Does it take longer than two years to develop a plan for concurrent transportation infrastructure?



Back to School: Citizens Rally for Safer Bus Stops

Stripes, reflectors, signs, maybe a turn lane and two street lights. After nearly two years Lee County has put forth a plan to mitigate 479 heavy trucks laden with waste and possibly sewage on a heavily traveled corridor. The “Inner Loop” corridor faces increasing pressures from swelling planned community development overflow traffic, demand for natural resources and public access for recreation activities, such as those at FGCU. Failing to develop

concurrent plans for transportation infrastructure has created a real fear for public safety for those using this corridor to access work, shopping, recreation activities and school transportation.

Real concerns for the safety of families, including children at the bus stops on Alico have not been addressed. Concerns for the safety of truck drivers employed in the natural resource industries and other agricultural

businesses on Alico have been ignored. Neglecting to invest in transportation for additional heavy truck traffic places liability with Lee County.

In the proposal for this site, Lee County is grossly underestimating growth at 2% in Southeast Lee County to limit projected need for additional infrastructure.

Lee County is earning a dubious national reputation for failing to appropriately invest in infrastructure to protect public safety, including the public safety of school children.

How do loop-holes and concentrated influence lead to Comprehensive Plan Amendments?

One may as well dam for water tanks the people's cathedrals and churches, for no holier temple has ever been consecrated by the heart of man .

-John Muir

The Conservation 20/20 Public Utilities land swap silently became an amendment to the Comprehensive Lee Plan in 2018 (CPA2018-00007). The addition of this amendment created another layer of seeming propriety, as Lee County sought expedited pre-approval from state agencies. No adjacent land owners were given a courtesy notice until a zoning change was then requested in June 2019 for Tract C, owned by Harper Properties and now sought by Lee County.

As a matter of public record given at the Hearing Examiners Public Hearing (DCI2018-10023), stakeholders shared their disbelief and concerns regarding compatibility with existing recreation and conservation efforts. Parents feared for their families lives, many in tears.

Meanwhile, the Alico Conservation 20/20 sign at Wild Turkey Strand remained standing, in seeming perpetuity.

In good faith, Wild Blue built a bird wading pond and FGCU, holdings on Alico continued to expand. Neighbors, even those concerned about encroaching development, anticipated the addition of a new park built by the County on Alico adjacent to the Wild Blue Preserve area.

Real estate transactions occurred as real property changed hands. Traffic increased as building and development burgeoned, at The Esplanade, Wild Blue and road widening commenced on the Alico corridor to the FGCU satellite Emerging Technology Institute.

In materials brought forth from committee to application for the Comprehensive Lee Plan Amendment, key information used to make decisions is omitted.

Reports and testimony presented by staffers contains ambiguity and is contradictory.

At every stage of the time line staffers repeat subjective, false information and confusion prevails as to what is even being proposed.

How do you repair a “breach” in the public trust?

As the rains of the August fore-shadow the peak of hurricane season, homeowners are grappling with more than the sheet flow spreading out from the historic flow-way at the proposed public facilities site.

Stakeholders are asking questions about the transparency of local government, intent and the ability and will of officials to provide oversight to ensure integrity and good governance.

Review of real estate transactions has begun to evaluate the far reaching ethical, legal and financial implications dating back to the land swap and going forward.

The common ground enjoyed by citizens of Lee County, the Conservation 20/20 Land Program, must be reformed. Changes of use must necessitate additional safe guards and oversight. Emphasis should begin with changes of use, but also

encompass management plans, use of these lands during declarations of states of emergency such as to store yard waste and subsequent restoration efforts.

84% of Lee voters approved the referendum in 2016 and 100% of voters deserve to know what is happening to the parks land in their neighborhoods.

I am a stakeholder. What now?

Let the officials of Lee County know your position on these critical issues impacting the Inner Loop. These facilities do not belong in the DR/GR or on conservation land, Placing these facilities on a parcel of land that has been identified as a historical flow-way at the behest of a developer is beyond reason.

Be a skeptic. Be a good neighbor.

The time of mitigating development by purchasing panther credits or manipulating flow-ways that enhance large tracts of water further inland is over. Strategies of mitigation should be revisited and re-examined for their intent and relevance. Protecting the Estero River watershed headwaters, Estero, the Estero River and Estero Bay, must have priority over inland flow-ways that benefit a developer’s interest.

Insist on being part of the solution. Have a broad vision as to the connectivity of these historic flow-ways. Question the motivations of concentrated influence. It is not an either or, economic or conservation question, but both simultaneous.

Consider your long-standing community neighbors. Show courtesy and build relationships. Enjoy the birds, push for safe public access to recreation opportunities and give public input.

*“On behalf of the
Inner Loop
Working Group
we thank you for
your public input.”
- Stakeholders*

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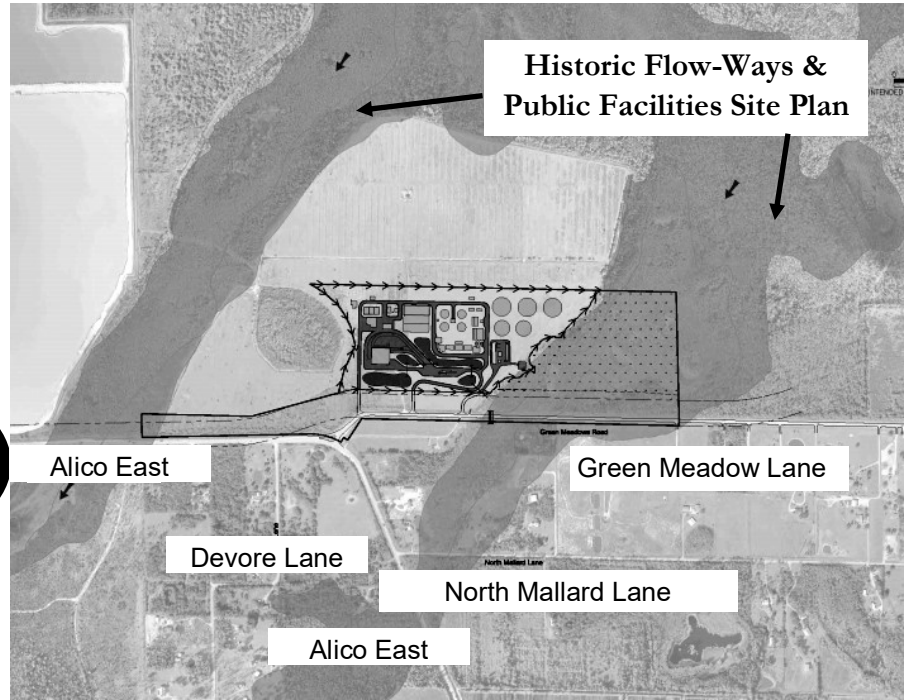
***“This is a great opportunity to protect the DR/GR and prevent the possibility of a wastewater facility being located in the middle of the DR/GR.”
- Cecil Pendergrass***

Inner Loop Working Group, (undisclosed membership)

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We're on the web!
<https://innerloopworkinggroup.com>

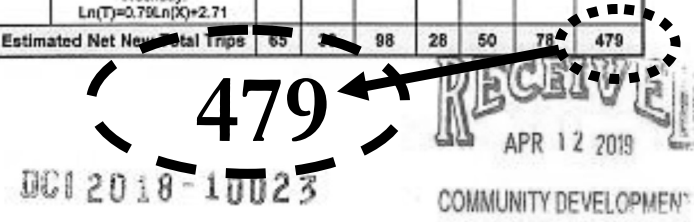
*Ensuring Integrity in
Community Development
Impacting the 17 mile Loop
Connecting Alico, Corkscrew
& Ben Hill Griffin*



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) ²¹	23,000	AM: 2.31	42	11	53	6	27	33	179
		PM: Ln(T)=0.85Ln(X)+0.84							
		Weekday: Ln(T)=0.79Ln(X)+2.71							
Estimated Net New Total Trips			65	78	143	28	50	78	479

Footnote:
(1) ITE Tech Edition



3. Vehicular/Pedestrian Impacts

- Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
- Prior to development order approval, the existing turn lanes on Alico Road at the intersection of Green Meadow Road must be analyzed for consistency with the design standards of Lee County Administrative Code AC-11-4. If turn lanes are not of sufficient length, the turn lanes must be lengthened.
- The existing pavement markings must be re-stripped and regulatory signage replaced at the intersection of Alico Road and Green Meadow Road, through the limits of the roadway curve, to improve the visibility and retro reflectivity of the existing signing and pavement marking condition to the satisfaction of the Lee County Department of Transportation Director.

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

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

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- A street light will be provided to the satisfaction of the Lee County Department of Transportation Director, within the existing Alico Road right-of-way, at the following intersections:
 - Alico Road at Devore Lane
 - Alico Road at North Mallard Lane

- Street lights added to 2 bus stops