



Talking Points for the Lee Zoning Hearing on Eden Oak Lee County Zoning Application DCI2016-00026

Approval of the Lee County rezoning case must find the application meets the following 6 criteria:

1. Complies with the Lee County Comprehensive Plan;
2. Meets the Land Development Code, County regulations or qualifies for deviations
3. Compatible with existing and planned uses in the surrounding area;
4. Mitigates impacts on transportation facilities;
5. Will not adversely affect environmentally critical or sensitive areas and natural resources;
6. Served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Some points to make speaking in opposition of the project:

Start with your position on the project: I oppose this project because.....

Add comments from your personal knowledge/observations/concerns, why/how this affects or matters to you.

- The project is inconsistent with the Goals, Objectives, and Policies of Lee County's Comprehensive Land Use Plan.
- This project is contrary to the public interest and is not consistent with the Lee County Comprehensive Plan or the Land Development Codes that have been adopted to assure public safety and carefully plan for growth and its effects.
- The applicant is asking the County to change the existing rules just for them. This development is seeking additional density over what the land was designated for when they bought it; seeking free density at the expense of and contrary to the best interests of taxpayers and homeowners.
- It is not in the taxpayer's or County's interest to add new homes in the Coastal High Hazard Zone.
- The property is not zoned for such intense development and intensification of development in the coastal high hazard zone is inconsistent with local comprehensive land use plan.
- The Eden Oak application does not address the health and safety threats to existing residents resulting from eliminating wetlands that provide front line of defense for flood and storm surge protections.



- The project does not address how the public health safety and welfare are served by placing 55 units and 56 boat docks in wetlands in a coastal high hazard area and adding that density and traffic impacts to the only evacuation corridor.
- Shell Pointe Blvd is the sole evacuation route for 9,712 dwelling units and Summerlin Blvd, is the sole evacuation route for Sanibel and Captiva coastal, barrier islands.
- The evacuation numbers for **existing units** that depend on Shell Pointe Blvd as the sole evacuation route (Shell Point & Palm Acres) is **2,088 dwelling units** -this does not include approximately **1,000** employees of Shell Pointe. This number also does not include **74 vacant lots** in Palm Acres and new lots in Eden Oak.
- Sanibel and Captiva Islands add an additional **9,520 units** that depend on Summerlin as the sole evacuation route
- Adding home sites, additional canals and the "flushing canal" under the road increase exposure to existing homes from road failure or flooding of the only evacuation route, Shell Pointe Blvd.
- New FEMA Flood Insurance Rate Maps identify this area as an increased flood hazard area.
- 10 feet of fill over existing elevations will be needed to meet current Lee County building codes
- Replacing wetlands with home sites will increase pollution into the Caloosahatchee, from stormwater, fertilizer and increased paved surfaces.
- The project will destroy environmentally critical and environmentally sensitive nursery areas and natural resources in conflict with the Lee Plan.
- Mangroves that would be eliminated are the most biologically productive habitat providing services that support Lee County's \$3 billion ecotourism economy generated by approximately 5 million visitors each year who are served by 1 in 5 residents of the county who are employed in tourism related jobs.
- In southwest FL 80% of commercial and recreational marine species depend upon mangrove estuaries for a portion if not all of their life cycle.
- The critical wetland habitat that will be impacted has been classified as an Aquatic Resource of National Importance because of the critical functions they serve.
- The wetland resources that will be impacted by this project are nursery habitat and federally designated critical habitat for endangered species; the smalltooth sawfish and Florida manatee and are critical nursery for the entire food web that supports the estuary fishery.
- The Florida Wildlife Commission has identified these mangrove areas as critical pupping areas for the federally endangered smalltooth sawfish.