

**LELY COMMUNITY DEVELOPMENT DISTRICT  
NAPLES, FLORIDA  
Minutes of the Board of Supervisors Workshop  
April 20, 2016**

A workshop of the Supervisors of Lely Community Development District was held on Wednesday, April 20, 2016 at 1 p.m. at the LCDD Maintenance Building.

**SUPERVISORS PRESENT:** Gerry Campkin, Chairman  
William Lee, Vice-Chairman  
Kenneth Drum, Secretary  
Harold Ousley, Treasurer (Via Speakerphone)  
Robert Fisher, Legal Aide

**ALSO PRESENT:** W. Neil Dorrill, Dorrill Management Group, Manager and  
Assistant Secretary/Treasurer  
Kevin Carter, Dorrill Management Group  
David Bryant, District Counsel  
David Wilkerson

**GROWTH MANAGEMENT**

Mr. Bryant introduced Mr. Wilkerson, the new director of Planning and Growth Management.

Mr. Wilkerson is a native of Naples and worked in the engineering and consulting field for over 30 years in the area, and has been with Collier County as the Growth Department head since the previous year. There has been a 16 percent increase in growth this past year as opposed to the previous year, and Mr. Wilkerson, focusing on East Naples, made up some poster boards to show exactly what is happening in the area.

The first of these boards showed all the approved commercial development around Lely, which Mr. Wilkerson pointed out completely surrounded the District. The intersection of 951 and 41 in the not-too-distant past was completely devoid of any development, and this growth is continuing and will continue into the future.

During the first part of 2016 the development has continued at a rapid pace, but there has been a slight leveling off as it relates to residential developments. However, there is quite a bit of remodeling going on, which appears to be a trend in the County right now as available land begins to dwindle.

A schematic was also shown of what is going on around the County with capital transportation projects. An application has been received for a new development about

*Lely CDD Workshop – Minutes*

*April 20, 2016*

*Page 2*

halfway between Ave Maria and Orange Tree, with 10,000 units, at almost two million square feet of commercial/industrial construction.

County wide improvements as it relates to transportation were discussed, and Mr. Wilkerson noted that there is a study that will begin this year for a corridor that will run parallel to 951 with a flyover at I-75 and hook up to Wilson Boulevard just past that. Part of it was built when Hacienda Lakes was developed.

The reconfiguration of 951 and 41 was completed officially about three months ago, and I-75 is being widened at the southern end as well, from Golden Gate Parkway down to 951. At the intersection of I-75 and 951 the State has programmed a major renovation to the interchange, anticipated to begin in 2020-21. It will include overpasses over Davis Boulevard directly onto Collier Boulevard, which will assist greatly with the traffic flow in that area.

A little further north there is a contract being let to slightly widen Airport Road between Vanderbilt Beach Road and Pelican Marsh Elementary School, as there is a bottleneck at that point.

Logan Boulevard will be extended up to the County line, where it will then be extended by GL Homes up to Bonita Beach Road.

The eastern part of the County does show significant growth as well, with an extension from the Vanderbilt Beach Extension to Collier Boulevard to Eighth Street, and an RFP will be going out soon for engineers to finish that design. Golden Gate Boulevard is presently being widened, and hopefully they will move into the next phase right away and widen it all the way to Everglades Boulevard.

There is a study going on at Randall in Immokalee by the State to determine what can be done for that intersection, and there will be some improvements associated with Rural Lands West, but that final transportation study is not yet completed. A by-pass around State Roads 29 and 82 in Immokalee is being looked at, which would reduce the tremendous amount of agricultural traffic as well as that of the residents. State Road 82 which runs from Lee County to the north side of Immokalee is a very dangerous road, and the DOT has advanced funding to widen portions of that roadway. A major roadway in the Golden Gate City area is also in the process of being widened partially because an application has been received to redevelop the Golden Gate Golf Course.

Another poster board was shown to the Board representing substantial residential projects that surround Lely.

*Lely CDD Workshop - Minutes*

*April 20, 2016.*

*Page 3*

Mr. Wilkerson then noted that he had received updates on a few things that relate to Lely just this week. The intersection of US 41 and Lely Resort Boulevard where the Horses monument is located was noted to have some safety issues. That intersection has been channelized, which is temporary, as the State is doing more studies on it. They have been doing traffic number studies, and within the next few weeks they probably will have their analysis done. The State has been looking at what the effects of the channelization have been on Lely Island and Lely Island Circle as it connects to Triangle Boulevard. Once they have reached their conclusions, they will probably have a public meeting to discuss the issues with the residents in and around Lely.

The County is engaged in an ongoing study of Triangle Boulevard to see what improvements can be done to ease some of the issues associated with it, as there will be more establishments going in around that area as well.

Mr. Drum indicated that the Sheriff had already done a traffic count in the area, and Lt. Mulholland has advised the residents that the little stretch of Lely Island Circle handles 2,800 cars a day, which is very difficult in a residential neighborhood. Mr. Wilkerson noted that the State did a destination time study as well, which established where people turning into that area would end up.

Mr. Drum added that if the fix is not done correctly, the problem will extend to Lely Resort Boulevard and 41 as that is the only way someone coming east can turn left into Lely is if there is a break on the other side, and it is not unusual to see up to six cars stacked up to turn left. If an automatic right turn is made at Triangle Boulevard and 41, there will be no break, and that will inhibit people from being able to come into Lely Resort, and could lead to more fatalities. He felt that the suggestion to make it a no right turn on a red light there was a good one, which would make a break for people to cross the roadway. As there are three facets to the problem, Mr. Drum suggested that the whole thing needed to be solved at once, as they all affect each other.

Mr. Dorrill asked about a few things related to the new businesses going into East Naples. The first concern is whether there will be a right turn, northbound only out of Hobby Lobby as part of that area, and he spoke to a gentleman who also wanted to go on record opposing Hobby Lobby, and was advised that it was way past the time when his opposition would matter, as these decisions were made some time ago. He was advised that he could look at the development plan for this store, as he lives in Pinnacle Cove and was concerned about semi deliveries early in the morning. He was encouraged to contact

*Lely CDD Workshop – Minutes*

*April 20, 2016*

*Page 4*

Mr. Wilkerson's staff to get these questions answered.

Mr. Dorrill also asked if there were any further traffic mitigation plans for this area to gain access out to US 41, and was advised that the traffic study would include the Hobby Lobby improvements, so that they would mesh with what the other improvements would be on Collier Boulevard.

Mr. Lee previously sent Mr. Dorrill a picture of Davis Boulevard looking south, near Forest Glen, on the east side of the water management pond. There are seven different structures there that have pumps, and he asked if water was being stored in that pond. Mr. Wilkerson felt that they were injection wells, as part of public utilities. Mr. Dorrill explained that the utility division has drilled some very deep wells in that area, and they have the ability to inject underground irrigation or surface water out of that canal to recharge the aquifer. However, they do not have the ability to withdraw water for resale. Mr. Wilkerson spoke briefly to some issues facing the utilities group, one of which is the fact that many people still use potable water for their lawns, in some cases because reclaimed water is not available. One of their long term goals is to reduce this use, and there then must be sufficient quantities of irrigation quality water for their purposes.

In response to a question from Richard \*\*\*Gossney from Lely Island Estates, Mr. Wilkerson again explained the plans the State had in relation to the Lely Resort Boulevard intersection at US 41 and the effects of the temporary channelization they installed. This gentleman noted that he lived in the first house after that intersection, and the speeders and the disregard for stop signs has made it very hazardous for him and others who live there, and is causing damage to the value of that stretch of the neighborhood. This gentleman was advised of the public meeting that will be held with the State in the near future, and this will be a good forum to address the issue. Mr. Dorrill advised that the off duty policeman that were hired to provide extra patrols at the direction of the Board wrote over 100 warnings and tickets through the month of March. He asked the gentleman to see him at the break, and Mr. Dorrill will make arrangements to have them target that area in the near future.

Mr. Drum added that the live oaks along the roadways have lifted the gutters up, and there have been instances of water getting trapped permanently in front of someone's driveway. Three to four homes are dealing with this problem, and Mr. Drum asked if they had been out to look at this. Mr. Gossard of the Road Maintenance Division will

*Lely CDD Workshop – Minutes*

*April 20, 2016*

*Page 5*

be taking a look at this problem, and Mr. Wilkerson promised Mr. Drum that he would get back to him on this.

Tom \*\*\*\* noted that he is a bicyclist, and rides his bike about 20 miles every day.. He indicated that the speeds people drive are ridiculous and very dangerous. He asked who owns these roadways, and Mr. Dorrill advised him that the Board of County Commissioners owned all the non gated residential or commercial roads. The roads in the gated communities are private. Mr. \*\*\* suggested that speed caps be put in, which takes a picture of the license plate and issues a summons to the .speeding vehicle. It generates quite a bit of money, and felt it would be a good way of keeping the residents safer. Mr. Dorrill noted that the County did that a number of years ago with cameras catching people who ran red lights, and the community was in an uproar to such a degree about it that they were removed within two years. Mr. Bryant added that in any event, the Florida traffic laws would not allow that to be done.

A five minute recess was then taken.