

Community Development Services
1500 Monroe St.
Fort Myers, FL 33901

To David Loveland, Director, Community Development, Lee County
239 533 8509 DLoveland@leegov.com

Dear Mr. Loveland,

This communication is a Pine Lakes Country Club resident statement of position. This is in regard to Equity Lifestyles Properties (ELS) application number ADD2021-00147 to Lee County. This application pertains to road connections FROM Pine Lakes Country Club (a gated 55+ PUD community) to the North French Property, address, 10031 French Creek LN. North Fort Myers, FL., 33903

As a resident of Pine Lakes Country Club, (PLCC) I am opposed to the ADD2021-00147 application being approved!

Lee County Code of Ordinances, Land Development Code (LDC), Chapter 3, Article II, Administrative Division – 6, Applications – Section 34 – 201 reads: “Where the property is a subdivision, an application or petition may be initiated by no less than 75 percent of the total number of lots or parcel owners...”. This application did not comply with the LDC.

It appears that ELS is taking an approach to circumvent the above LDC with Lee County Community Development by stating this ADD2021-00147 application request is just a “minor change”. This appears to be asking you, the Director, to use the Lee County Land Development Code, Section 34-1038, to take an action to approve this application. Because of ELS’s other actions, this suggestion of “minor” is, in my opinion, VERY FAR from the truth. Within the current ELS submission, I believe there are multiple State and Local development conflicts and very possible Statute and Local Development Code violations, including a neighborhood meeting by ELS, which by this application claims happened on June 22, 2021. That meeting was about the Lee County DCI2021-0004 application and did not address details of this ADD2021-00147 application.

While ELS appears to want Lee County to look at this only as NEW Zoning and Development, ELS has, on a number of documented occasions, spoke to us, the PLCC residents, as if this NEW DEVELOPMENT IS AN EXPANSION of Pine Lakes Country Club. This gives ELS’S EXPANSION PLANS A WHOLE DIFFERENT MEANING TO THE USE FOR THESE “PUBLIC ACCESS ROADS”.

I ask that you please review Florida Statutes 723.012. These Florida State Statutes apply to expansion of Manufactured Home Communities. Please understand that joint/combined/shared amenity services of two communities brings a whole different reason to the use of these “Public Access Roads”.

There is also a concern of the definition of “Public Road Accesses” that are being proposed to connect TWO PRIVATE ROADS. One would be a PRIVATE road to the north, which will be a NEW, up to current code standards road. To the south side of these “Public Road Accesses” is an existing PRIVATE road, (Circle Pine Road) that is smaller in size, has a 35-year-old deteriorating in some places road base, does not have sidewalks, as the new development will, and has an existing stormwater collection system that will need to be extensively re-done.

All this without even stating the obvious extreme increase in traffic that was not stated as plan for the future in the 1985 Lee County Board approved PUD resolution ZAB-85-97.

For all these reasons and more, I request you reject this application request. Thank you!

My Name _____ My Address _____ Date _____