

PLEASE ATTEND!

THE PINE LAKES AND SURROUNDING RESIDENTS' UNITY RALLY AT THE LEE COUNTY REQUIRED BY EQUITY LIFESTYLES PROPERTIES (ELS) PUBLIC MEETING!

WHERE: North Fort Myers Park and Recreation Center, 2000 North Recreation Park Way, North Fort Myers, FL 33903

WHEN: TUESDAY, MAY 2ND 2023, 6 PM TO 8 PM

ABOUT: ELS / KIMLEY HORN Application for a Comprehensive Development Order Approval for Construction of Manufactured Home Community with approximately **336 manufactured home sites**, future amenity center, wetland preserve area, stormwater lakes, roads, and associated infrastructure within +/- 83.3-acre project boundary. (I should have a copy of the detailed plan maps at the beginning of this coming week to distribute to all)

PLEASE WEAR GREEN TO SHOW UNITY!

THE MEDIA WILL BE NOTIFIED THAT WE ARE UNHAPPY!

TO ALL RESIDENTS:

- **On Feb 2, 2023**, ELS / KIMLEY HORN, AFTER FIRST GETTING THE FRENCH PROPERTY REZONED FROM AGRICULTURAL TO MANUFACTURED HOME COMMUNITY, THEN PURCHASING THE FRENCH PROPERTY FOR \$6.25 MILLION DOLLARS has now filed the next step in its development process.
- ELS / KIMLEY HORN, Filed with Lee County, a Development Order Application, Number #DOS2023-00013 (Note: unlike the rezoning, where records of such applications are on-line accessible, I've had to file a Freedom of Information (FOI) request to get a copy of this most recent application.)
- Unlike in Feb. of 2021, when ELS informed Pine Lakes HOA's of their intent to purchase and rezone the French Property, **ELS DID NOT NOTIFY OUR COMMUNITY OF THIS LATEST MOVE.**
- Again, this new application, as the zoning application of Feb 2021 ALSO required, (and ELS chose NOT to follow) again requires ELS to hold a meeting of neighboring concerned residents BEFORE THEY FILE THE APPLICATION. Again, just like in June of 2021, ELS is now holding this REQUIRED meeting by Lee County **AFTER**, not before submitting this new application.

- Remember to note that while such notification of a meeting with the surrounding / adjoining residents, ELS filing this new application was NOT required to notify us, **ELS still desires to use Pine Lakes Roads and Amenities.**

LAST MONDAY APRIL 17TH, LEE COUNTY responded to this ELS #DOS2023-00013 Application with 12 pages of questions (PLEASE READ THE ATTACHED) about insufficient answers and information from this New Application

ELS HAS 30 DAYS TO RESPOND TO LEE COUNTY OR ELS CAN FILE A 180 DAY EXTENSION TO RESPOND.

Here are some highlights from the Lee County questions that are very much worth noting. At the bottom of page 6 it reads:

"Please provide evidence of the legal right to access the development via the non-County maintained road, Circle Pine Road, from the development to a County maintained road for sufficiency review by the County Attorney's Office and identify exactly where in the documents (what document, what page, what section, what language) fulfills the requirements".

AGAIN, MAKE SPECIAL NOTE!!! **ROAD OWNERSHIP HAS NOT BEEN DEFINED!**

WHY?

As per the CURRENT Lee County Plat Book, Pine Lakes Country Club Phase III, Section 8, Township 43 South, Range 24 East, Lee County Florida. Plat Book 41 sheet 1 of 4, it reads as follows:

"Known by all these present that Pine Lakes Ventures, a Florida General Partnership, as owner of the herein described lands, has caused this plat of Pine Lakes Country Club Phase III to be made and hereby dedicated to the perpetual use of Pine Lakes Estates Homeowners Association Inc., a Florida Corporation. Pine Lakes Ventures, a Florida General Partnership, and its tenants all drives, roads, tracts, drainage, golf cart path and driveway easements and does dedicate to the public all public utilities easements shown herein. Said easements being dedicated solely for the uses and purposes indicated. All roads shall be maintained by Pine Lakes Estates Homeowners Association Inc., a Florida Corporation. Lee County to be in no way responsible for maintenance thereof and the personal use of and right of ingress and egress over and across such roadways is hereby granted to all future lot owners in Phase III. The Grantor herein reserves to itself and its successors, assigns and grantees the right ingress and egress over and all roadways shown herein and easements are hereby granted over under and across all roadways, utility easements and drainage easements shown herein to all local State and Federal Governmental agencies and departments thereof and to all duly licensed public and private utility companies for the use in performing and

discharging their respective official duties and obligations to provide utility and other governmental services”.

In 2002, Pine Lakes Estates Homeowners Association came to agreement with ELS that ELS would **MAINTAIN the roads....no place does it say ELS OWNS the roads!**

The other BIG subject is **Florida Department of Transportation Approval.**

Lee County Commissioners made the following requirement when granting rezoning April 6th 2022.

If the right/right out access point onto US41 is not approved by FDOT the property owner must amend the Master Concept Plan through the public hearing process.

BECAUSE OF THESE UNANSWERED ISSUES ALONE, ALL ARE ENCOURAGED TO ATTEND THIS

REQUIRED PUBLIC MEETING ON TUESDAY MAY 2ND 6 TO 8 PM!

THIS IS THE MEETING WHERE QUESTIONS CAN BE ASKED about, such as how many homesites, amenities etc. they plan. About roads, sidewalks, parking, garbage collection, stormwater runoff etc. etc.

Whether ELS / Kimley Horn answers them is one thing, but we as a group **MUST submit written questions**. I will forward these questions to Lee County so as ELS cannot say they were not asked.

More information will follow as it becomes available!

Watch this space!

As Always and Sincerely I am,

Ron Thoreson



Pine Lakes FMO Park Representative and At Large FMO Director
Pine Lakes HOAII Director
Pine Lakes Estates HOA Communications
Pine Lakes Men's Club Secretary and Home Show Coordinator
Pine Lakes Citizens Plans of Action Communication Director
Wake Up America Assistant Coordinator

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