



July 16, 2021

Dirk Danley Jr, Senior Planner
Lee County Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902

RE: *Response to Request of Additional Information*
Project Name: Pine Lakes Country Club II (aka French Property)
Application/Petition No.: DCI 2021-00004 – Minor PD

Kimley Horn Reference No.: 048231100

Mr Danley,:

We are in receipt of your letter dated June 17, 2021 in which questions and additional information was requested on the above referenced project. The following are your comments in **bold**, followed by our responses:

ZONING REVIEW

- 1. The Site Plan for the Pine Lakes Community in Resolution ZAB-85-97 does not show connection points to the subject property. Planned Unit Developments were approved consistent with LDC Section 34-1036 through 34-1037. Contents of a final development plan (or PUD Map) include the exact location of the traffic circulation pattern, including the location of all streets and driveways (LDC Sec. 34-1037(1)b. In order to approve the connections of the proposed MCP for the extension of Pine Lakes, the approved PUD Map from resolution ZAB-85-97 must be amended. Please be aware that initiation of application for this PUD amendment must be consistent with the requirements of LDC Section 34-201.**

Response: Acknowledged. Applicant plans to pursue amendment to the Pine Lakes PUD ZAB-85-97 as requested and will be coordinating this request with County staff concurrent with this application..

- 2. Please demonstrate that a public information meeting in the North Fort Myers Community was held for this project in accordance with LDC Section 33-1532. Staff acknowledges that a meeting has been scheduled but will require the information states in LDC Section 33-1532 prior to being found sufficient.**

Response: A neighborhood meeting was held on June 22nd, 2021 in the North Fort Myers Recreation Center from 6:00 pm – 8:00 pm. A list of attendees and the public notice is included with this submittal. More public attended than permitted by the capacity of the facility (insert facility) a publicly accessible venue, and were not able to actively participate in the meeting. For this reason, a separate sign-in



sheet was prepared and signed by those residents. In addition, a member of the public streamed the meeting to other residents not physically in attendance. The attendee list of those who fit inside is titled "inside" and the additional attendee list is titled "outside."

3. On the Master Concept Plan (MCP) please demonstrate that the entrance gate on N Tamiami Trail meets the requirements of LDC Section 34-1748.

Response: A note has been added to the Master Concept Plan stating that the entrance gate shall meet the requirements of LDC Section 34-1748. It is anticipated that the proposed gate will be an automatic gate.

DEVELOPMENT SERVICES REVIEW:

1. Excavation bank slopes are required to have a slope of less than 6H:1V to 2' below the dry season water table. The plan indicates N.W.L which is not referenced in the Land Development Code. Please revise the section.

Response: The Master Concept Plan (MCP) has been amended to show Dry Season Water Table instead of N.W.L.

LEGAL DESCRIPTION REVIEW:

1. Sec. 34-202(a)(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.

Response: The Boundary Survey has been revised to be tied to the state plane coordinates for the Florida West Zone at the POB and the opposing corner.

ENVIRONMENTAL REVIEW:

1. The application states that there are 9 acres of wetlands and no impacts to wetlands but the MCP depicts 8.53 acres of preserved wetlands. Please revise and clarify.

Response: The MCP and application have been revised and are now consistent. There are 8.52 acres of wetland on the property.

2. The protected species assessment provided by DexBender and Associates indicates that the site has 0.32 acres of indigenous that is located within the preserved wetland. The open space table depicted on the MCP must be revised to state the amount of indigenous open space being preserved. The remainder of the wetland preserve that does not meet the indigenous definition per LDC 10-1 must be used to meet the general



open space.

Response: The 0.32 acres of indigenous preserve has been added to the Open Space Summary table on the MCP. The remainder of non-indigenous wetland preserve is included in the table as "Other Preserve." See revised table below:

- 3. The MCP depicts a lake located in the western portion of the property. Indicate how the lake will be excavated without impacting the wetland preserve. If the fill will be moved offsite, an excess spoil removal plan will be required per LDC Section 10-329. If the construction traffic will impact the preserve, provide a restoration planting plan.**

Response: Excavated material from the proposed lake will be used for fill onsite. A temporary haul route is proposed from the lake south to Circle Pine Road and then East along Circle Pine Road to the proposed access drives between Pine Lakes and the proposed development. A temporary haul route has been added to the Master Concept Plan.

- 4. Indicate how the wetland preserve will be restored to provide water quality for the offsite historic flows to comply with Lee Plan Objective 60.4, Policy 60.4.1, Policy 60.4.2, and Objective 61.2.**

Response: There will be discharge from the proposed lakes to the wetland to provide hydration that is comparable to pre-development discharges.

- 5. The proposed surface water management lakes may only be used to meet 25% of the required open space (8.33 acres). The MCP depicts more than 25% of the required open space being used (11.33 acres). Revise to comply with LDC Section 10- 415(d)(2)(c).**

Response: Total lake area is now 11.09 acres, however the open space table has been revised to show that only 8.33 acres of this will be used toward required open space credit. The additional lake area provided is in excess of the required open space. See Open Space Summary table on the MCP.

- 6. The response letter indicates that native trees will be saved on the site in areas where fill is not proposed. Provide a native tree preservation exhibit to depict the FLUCCS and the trees to be preserved in the areas that will not be impacted by fill in order to demonstrate compliance with LDC Section 33-1582.**

Response: Native Trees within the Wetland Area will be preserved. A note has been added to the Master Concept Plan to reflect this.

DOT REVIEW:

- 1. US 41 is a State (FDOT) maintained facility. The applicant needs to withdraw the Deviation #1 which requests an intersection separation on US 41.**

Response: Per discussion with staff on July 16, 2021 the request to withdraw is not necessary at this time. In an abundance of caution and based on review and approval of similar projects within Lee County, the applicant is retaining the request for intersection separation on U.S. 41.

**NATURAL RESOURCE REVIEW:**

- 1. Please address how the existing drainage onto the adjacent property will be addressed. Will easements be needed to maintain the offsite flows?**

Response: Easements will not be needed to maintain flows as both properties are owned by the same owner. The current stormwater flow leaving the site to the south is accepted into the drainage system of Pine Lakes. Existing discharge from the site is proposed to be maintained at or below existing rate in the post developed condition. A copy of the master drainage plan for Pine Lakes is attached which shows that the Pine Lakes drainage system was designed to receive flows from this subject property.

PER LDC 34-373(b)(1)

- a. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.**

Response: This property is completely in a FEMA Zone X, determined to be outside of the 500 year flood plain based on FEMA insurance rate map 12071C0090F and 12071C0095F. In addition, the site will be required to obtain a South Florida Water Management District (SFWMD) permit which will require that the 100-year storm event is accounted for in Water Quantity attenuation (flood control).

- b. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.**

Response: The lake maintenance will be the responsibility of the applicant who will be the land Owner and have unified control of the stormwater system

If you have any questions, I can be reached by phone at 941.379.7673 or directly by email at Kelley.Klepper@Kimley-Horn.com

Sincerely,

A handwritten signature in black ink that reads "Kelley Klepper".

B. Kelley Klepper, AICP

Project Manager



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Pine Lakes Country Club II (aka French Property)

Request: Rezone from: AG-2 To: MHPD

Type: Major PD Minor PD DRI w/Rezoning PRFPD
 Major PD Amendment Minor PD Amendment

Bonus Density included? NO YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Rezone approximately 83± acres to allow for a manufactured home community with a maximum of 400 units and accessory uses to be developed on land currently used for agriculture, adjacent to an existing mobile home community.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Leslie Register, Regional Vice President, Equity Lifestyle Properties, Inc.
 Address: 4300 W. Cypress Street, Suite 400
 City, State, Zip: Tampa, FL 33607
 Phone Number: _____
 E-mail Address: Leslie_register@equitylifestyle.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]
- Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Kimley-Horn & Associates
 Contact Person: Kelley Klepper, AICP
 Address: 1412 Jackson Street, Suite 2
 City, State, Zip: Fort Myers, FL 33901
 Phone Number: (239) 271-2635 Email: Kelley.klepper@kimley-horn.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.]

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Louise French Revocable Trust dated July 10, 2000

Address: 10031 French Creek Ln

City, State, Zip: North Fort Myers, FL

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-201; 34-204]:

Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

Property owners list. [34-202(a)(5)]

Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): 7/12/2000

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

08-43-24-00-00001.0000

09-43-24-00-00001.0000

B. Street Address of Property: 10031 & 10021 French Creek Lane, North Fort Myers, FL 33903

C. Legal Description (must submit) [34-202(a)(1)]:

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

A Boundary survey, tied to the state plane coordinate system.

OR

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. List of surrounding property owners. [34-202(a)(6)]

2. Map of surrounding property owners. [34-202(a)(7)]

3. One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Agricultural activities, undeveloped except for one single-family residence

2. Intended uses of property are: Residential, mobile homes

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Suburban	<u>74.84</u>	Acres	<u>90</u>	% of Total
Wetland	<u>8.52</u>	Acres	<u>10</u>	% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	<u>675</u>	Feet		
2. Depth (average if irregular parcel):	<u>5500</u>	Feet		
3. Total area:	<u>83±</u>	Acres or square feet		
4. Frontage on road or street:	<u>450</u>	Feet on	<u>N Tamiami Trail</u>	Street
2 nd Frontage on road or street:	<u>700</u>	Feet on	<u>French Creek Lane</u>	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. [34-202(a)(10)] **Meeting is tentatively scheduled for October 2, 2018**

- Not Applicable
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North (Upper) Captiva Community Plan area. [33-1711]
- Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- North Fort Myers Planning Community. [33-1532(a)&(b)]
- North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>83±</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>9±</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>9±</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0±</u>	Acres
4. Non-residential use areas ⁽¹⁾⁽²⁾		<u>0±</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>9±</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>74±</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	<u>74±</u>	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
TOTAL (should equal "C" above)			<u>74±</u>	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Suburban

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	<u>74±</u>	x <u>6</u> equals	<u>444</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>9±</u>	x <u>0.05</u> equals	<u>0</u>
c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
d.	Total Allowed Standard Units ⁽¹⁾			<u>444</u>
2. Bonus Units [2-143]				
a.	Site-built Affordable Housing			_____
b.	Transferrable Dwelling Units			_____
c.	Sub-total			_____
3. Total Permitted Units ⁽¹⁾				<u>444</u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

N/A

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		
	2. General Office		
	3. Retail		
	4. Other: _____		
	5. TOTAL FLOOR AREA		
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

- C. Master Concept Plan:**
 - 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density: [34-202(b)(5)]**

- Not Applicable
 Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)d.iv.]
 See attached
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
No known or potential environmental impacts were identified in connection with current or historical site operations as part of the Phase I Environmental Impact Site Assessment ("Phase 1") performed by RPS. The attached Development Suitability Report dated July 2018 from DexBender identified approximately 8.52 acres of wetlands on the Property using the Florida Land Use, Cover and Forms Classification System (FLUCCS) that are likely to be claimed as jurisdictional wetlands by the United States Army Corps of Engineers (USACE) and/or the South Florida Water Management District (SFWMD). The wetland areas on the Property range from low to very low quality.
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
The Master Concept Plan preserves these wetlands and an adjacent 25-foot wide upland buffer.
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.] **N/A**
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed,

please provide a detailed description of the system including: **N/A**

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. Spray Irrigation: If spray irrigation will be used, specify: **N/A**

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments: **N/A**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)] N/A**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)] N/A**

D. Private Recreational Facility Planned Developments (PRFPDs): **N/A**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**

4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
 YES (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
 NO (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**
- G. **Flood Hazard: [34-202(a)(8)]**
 Not applicable
 The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
 The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. **Excavations/Blasting: [34-202(b)(6)]**
 No blasting will be used in the excavation of lakes or other site elements.
 If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**
 Not Applicable
 Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-203(d)]**
 Not Applicable
 Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
 Not Applicable
 Property is located within _____ Airport Noise Zone: **[34-1004]**
 Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
 Property is located within Airport Runway Clear Zone: **[34-1006]**
 Property is located within Airport School Protection Zone: **[34-1007]**
 Property is located within Airport Residential Protection Zone: **[34-1009]**
 Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
 A Tall Structures Permit is required. **[34-1010]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	<input type="checkbox"/>	Completed application for Public Hearing [34-201(b)]
1	<input type="checkbox"/>	Filing Fee - [34-202(a)(9)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - [2-147(A)3]] (if applicable)
3	<input type="checkbox"/>	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input type="checkbox"/>	Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/>	Multiple Owners List (if applicable) [34-201; 34-204]
3	<input type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
3	<input type="checkbox"/>	Legal description (must submit) [34-202(a)(1)]
	<input type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	<input type="checkbox"/>	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); 34-373(a)(4)a.]
3	<input type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(6)]
1	<input type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(7)]
1	<input type="checkbox"/>	Mailing labels [34-202(a)(6)]
3	<input type="checkbox"/>	List of Zoning Resolutions and Approvals [34-202(a)(8)]
3	<input type="checkbox"/>	Summary of Public Informational Session (if applicable) [34-202(a)(10)]
3	<input type="checkbox"/>	Waivers from Application Submission Requirements (if applicable)
3	<input type="checkbox"/>	Preliminary Density Calculations (if applicable)
3	<input type="checkbox"/>	Request Statement
3	<input type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
3	<input type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	<input type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
3	<input type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	<input type="checkbox"/>	Topography (if available) [34-373(a)(4)d.iv.]
3	<input type="checkbox"/>	Soils Map [34-373(a)(4)b.v.]
3	<input type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
3	<input type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	<input type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	<input type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)]
3	<input type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]

3	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(2)]
3	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
3	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
3	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	<input type="checkbox"/>	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
3	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
3	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]



Request Statement

The owners of the subject property (Property) have prepared an application for rezoning to Manufactured Home Planned Development (MHPD). The 83 ± acre Property is located in the southwest quadrant of N Tamiami Trail (US 41) and French Creek Lane, Section 08, Township 43, Range 24. The Property maybe further identified by STRAP Nos. 08-43-24-00-00001.0000 and 09-43-24-00-00001.0000. The site has access to N Tamiami Trail via a private road known as French Creek Lane. The Project properties are located within the Suburban future land use category as shown on the Lee Plan Future Land Use Map, are zoned AG-2, and are within the North Fort Myers Planning Community.

The Project properties are currently zoned AG-2, are vacant except for a single-family dwelling and livestock grazing. The request is for a rezone to MHPD, to allow for the development of up to 400 dwelling units, with a minimum lot area of 4,250 square feet, and accessory uses. The proposed design incorporates an amenity center and is sensitive to the location of existing wetlands. Ingress and egress to the site will be provided through internal roadways, a right in / right out via southbound N Tamiami Trail/ US 41 and by proposed connections to the existing development to the south. The rezone and development proposal is consistent with both the Lee Plan and the standards codified in the Lee County Land Development Code (LDC).

The Project properties are located north of and adjacent to the Pine Lakes residential community and south of and adjacent to the St. Therese Catholic Church. The proposed design is compatible with the existing Pine Lakes community.

CONSISTENCY WITH THE LEE PLAN

The request for a rezone to MHPD is consistent with the Lee Plan Objectives and Policies related to the Suburban land uses described in Policy 1.1.5: Suburban, Policy 1.7.6: Planning Communities Map and Acreage Allocation Table; Objective 2.1: Development Location, Policy 2.1.1, Policy 2.1.2; Objective 2.2: Development Timing, Policy 2.2.1, Standard 4.1.1: Water, Standard 4.1.2: Sewer, Policy 5.1.2, Policy 5.1.5, Standard 9.1.1, Objective 9.2, Goal 28: North Fort Myers, Policy 28.1.6: Collaboration, Policy 28.2.10, Policy 28.4.3 Septic Tanks and Waste Water Treatment, Policy 28.5.3: Recreational Programming and Access, Objective 135.5: Mobile Homes, Policy 135.5.1.

As noted above the Property is designated as Suburban on the Future Land Use Map of the Lee Plan. The proposed project MHPD is in compliance with the appropriate Lee Plan Policies as follows:

POLICY 1.1.5: Suburban Future Land Use Category

The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban



areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ordinance No. 94-30, 16-07, 17-13)

As shown in the Master Concept Plan, the proposed development consists of a residential area with accessory amenity center uses. This is an appropriate infill opportunity within the Suburban future land use category and the maximum total project density of 4.82 dwelling units per acre is within the prescribed density range for the future land use category.

Furthermore, the proposed development pattern is consistent and with surrounding land uses. The concept plan displays the seamless integration of Pines Lakes Country Club II with the Pine Lakes community.

OBJECTIVE 1.7.6: Planning Communities Map and Acreage Allocation Table

The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

The Property is located within the North Fort Myers Planning Community per Map 16 of the Lee Plan. Year 2030 allocations for the North Fort Myers Planning Community indicate that 6,690 acres of land are designated as Suburban future land use category and 10,753 are designated as residential. Of these respective allocations, 1,795 Suburban acres and 2,742 total residential acres remain, per Lee County Community Development Department. The proposed MHPD will add 83± acres of new residential uses, which will not exceed the total acreage allotted for residential uses in the North Fort Myers Planning Community.

OBJECTIVE 2.1: DEVELOPMENT LOCATION.

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

The Property is located within the Suburban land use category and is surrounded by existing development. The property to the north has been developed as a St. Therese Catholic Church and the property to the south as Pine Lakes residential community. The Property is characteristic of a traditional



suburban infill opportunity - near existing communities, in an efficient land use pattern, and to be served by existing infrastructure and services.

POLICY 2.1.1:

Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The Property is located within the Suburban land use category, one of the 12 land use categories that create and implement the Future Urban Areas on the Future Land Use Map of the Lee Plan.

POLICY 2.1.2:

New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Amended by Ordinance No. 00-22)

The Property is located north of the Pine Lakes residential community, currently in use as a mobile home community, and south of the St. Therese Catholic Church. Allowing the appropriate development of this Property would be maintaining contiguous and compact growth patterns characteristic of this area within the North Fort Myers Planning Community. The site is within an existing future urban land use category (Suburban), and is consistent with the Lee Plan.

OBJECTIVE 2.2: DEVELOPMENT TIMING.

Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

The Property, due to its location and proximity to existing developments is adequately served by public facilities and infrastructure including but not limited to roadways, bike lanes, utilities, and public health and safety services. The infill nature of the development, located adjacent to an existing residential community, has assured the development timing is appropriate.

POLICY 2.2.1:

Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land



uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

The proposed development abuts N Tamiami Trail (US 41). The current access is a dirt drive and is adjacent to a paved drive which serves the St. Therese Church property immediately north of the Property. If access cannot be obtained through the adjacent property, a single right-in/ right-out access would be allowed as a non-conforming access. Central sewer and potable water lines exist in the area. Potable water service will be provided by Lee County Utilities and the Pine Lakes residential community to the south is within the Lake Fairways wastewater franchise service area which was acquired by FGUA. An extension of wastewater lines will be sought through an agreement with the property owners of the Pine Lakes residential community. The recommended uses and their location are consistent with the surrounding or contemplated land uses. EMS, fire, and police protection are existing in the area to support the development.

STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17- 2, F.A.C.).*

Potable water lines exist in the area and potable water service will be provided by Lee County Utilities

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

Central sewer lines exist in the area. The Pine Lakes residential community to the south is within the Lake Fairways wastewater franchise service area which was acquired by FGUA. An extension of wastewater lines will be sought through an agreement with the property owners of the Pine Lakes residential community.

POLICY 5.1.2:

Prohibit Residential development where physical constraints or hazards exist or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.



The Property does not have any physical constraints that would limit the proposed development. The Property is suitable for residential development. The current use as well as observation of surrounding land uses support the proposed use of the land.

POLICY 5.1.5:

Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

The Property's proposed development program is compatible with the existing residential community adjacent to the south as they are both Suburban residential uses. The Pine Lakes community is adjacent to other mobile home communities on its east and south property lines, supporting the proposed development programs compatibility with surrounding residential areas.

STANDARD 9.1.1:

In accordance with F.S. 187.201(23)(b)1, nothing in this plan will be construed to permanently prohibit the conversion of agricultural uses to other land uses. (Ordinance No. 94-30, 00-22)

OBJECTIVE 9.2:

To prevent the location of agricultural uses proximate to incompatible urban uses and to promote the efficient use of existing and programmed urban infrastructure, new agricultural uses should be directed away from future urban areas. (Ordinance No. 00-22)

The proposed project promotes efficient infill residential development in lieu of continued or expanded agricultural uses.

GOAL 28: NORTH FORT MYERS

North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community. (Ordinance No. 09-11).

The request for a rezone to MHPD and the proposed development plan is consistent with the North Fort Myers Planning Community Objectives and Policies as described below.

POLICY 28.1.6: Collaboration



Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives. (Ordinance No. 09-11)

The proposed development plan intends to support the policy through connectivity with the residential community to the south, Pine Lakes.

POLICY 28.2.10:

The North Fort Myers Community supports a review of county codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation. (Ordinance No. 09-11)

The proposed development plan incorporates a connected street network that facilitates internal movement and connects residents with accessory uses, such as the amenity center, and adjacent residential communities, such as Pine Lakes. This internal circulation pattern minimizes the need to utilize primary road corridors for local trips, especially for non-motorized transportation.

POLICY 28.4.3: Septic Tanks and Waste Water Treatment

The North Fort Myers community supports the concept of a single source of sewage service within the North Fort Myers community. (Ordinance No. 09-11)

The proposed development plan intends to connect into the existing single source of wastewater service through an agreement with the adjacent Pine Lakes residential community and FGUA.

POLICY 28.5.3: Recreational Programming and Access

Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community. (Ordinance No. 09-11)

The Property has been thoughtfully designed to preserve existing wetlands, though the majority of the land is cleared and void of natural resources or sensitive environmental areas. The proposed development plan also incorporates a ±1.6 acre amenity center, providing a centrally located opportunity for internal recreational programming. This amenity center intends to provide an accessible mix of park space and water recreation areas to support the daily recreational needs of the community.

OBJECTIVE 135.5: Mobile Homes



The county will provide adequate locations and standards for mobile homes, which are defined as residential units constructed to standards promulgated by HUD, through implementation of Chapter 34 of the Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 07-17)

POLICY 135.5.1:

Mobile Homes are permitted in all land use categories that permit residential development: Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community. (Added by Ordinance No. 07-17)

The Property is located within the Suburban land use category, permitting a manufactured home development through the MHPD rezoning process.

Planning Community Map and Allocation Table

The Property is located within the North Fort Myers Planning Community per Map 16 of the Lee Plan. Year 2030 allocations for the North Fort Myers Planning Community indicate that 6,690 acres of land are designated as Suburban future land use category and 10,753 are designated as residential. Of these respective allocations, 1,795 Suburban acres and 2,742 total residential acres remain, per Lee County Community Development Department. The proposed MHPD will add 83± acres of new residential uses, which will not exceed the total acreage allotted for residential uses in the North Fort Myers Planning Community.

COMPLIANCE WITH LEE COUNTY LAND DEVELOPMENT CODE

The proposed project MHPD is in compliance with the appropriate Lee County Land Development Code as follows:

Compliance with North Fort Myers Planning Community Regulations

The proposed development will comply with the North Fort Myers Planning Community Regulations set forth in Chapter 33, LDC. Specifically:

- a) A community meeting consistent with Section 33-1532 has tentatively been scheduled for October 2, 2018 within the North Fort Myers Planning Community.

Compliance with Design Standards

The proposed development will comply with the General Design Standards set forth in Section 34-411 and 34-413 of the Lee County Land Development code.



- a) The planned development is consistent with the provisions of the Lee Plan as documented above.
- b) The proposed Master Concept Plan indicates that the planned development will be designed and constructed in accordance with all applicable County development regulations and no deviations have been requested in conjunction with the proposed request.
- c) The proposed development will not negatively impact surrounding properties and the general public interest. The Property is of adequate size to accommodate the proposed structures, all required open space, pedestrian ways, parking, access, on-site utilities, and water management areas. The proposed development is compatible with the existing Pine Lakes development to the south and mobile home parks in the surrounding area.
- d) Access from N Tamiami Trail (US 41) to the site will come via the existing Pine Lakes community main entry. US 41, a state maintained arterial roadway, has sufficient capacity to appropriately function with traffic generated by the proposed project as well as the traffic generated by existing land uses.
- e) The site is approximately three (3) miles north of the Lee Tran Route 590 service area.
- f) The planned development will not create hazards to persons or property, on or off site, by increasing the probability or degree of flood or erosion. On-site detention will be provided in accordance with both the Lee County Land Development Code and South Florida Water Management District (SFWMD) requirements. In addition, the proposed uses are not anticipated to generate emission of noise, glare, dust, odor, air, or water pollution or any other dangers that would impose a nuisance on surrounding land uses or the public interest.
- g) The proposed development plan was designed to protect and preserve the natural features of the site, particularly mature native trees and high-quality wetlands.
- h) The planned development was designed to produce a fully integrated human environment with high accessibility to amenities, both natural and manmade, via an interconnected grid of streets and pathways while remaining sensitive to ecologically important features.
- i) The planned development will utilize building setbacks and appropriate open space areas to minimize impacts on surrounding land uses.
- j) The planned development is compatible with the Pine Lakes residential community to the south and design emphasis was given to integrating the two communities via a network of streets consistent with current regulation.
- k) A 30-foot wide open space area will be provided along the northern property line, and a 50-foot and 75-foot open space area will be provided on the eastern and western property lines, respectively, to maximize the separation between the proposed residential lots and abutting lands zoned for agriculture or existing right-of-way.
- l) The proposed project is designed to be an internal community which promotes pedestrian activity and community interaction at a centrally located gathering place, the amenity center. The use of this recreational amenity by residents is driver of pedestrian activity and healthy living.
- m) The amenity center will be located between two retention areas to minimize conflicts with adjacent lots and residential uses.
- n) Maintenance areas will be collocated with the amenity center to minimize conflicts with residential areas and maximize quality of life.



- o) The planned development will meet all applicable parking requirements set forth for commercial uses pursuant to Division 26 of the Lee County Land Development Code.
- p) Internal consistency for the proposed development will be achieved through unified control of the proposed project.

Per Section 34-413: Density or intensity of use, the requested density of 4.82 dwelling units per acre is consistent with:

- a) The Lee Plan – which identifies a maximum of six (6) dwelling units per acre in the Suburban future land use designation.
- b) The availability of roadway capacity on N Tamiami Trail, potable water via Lee County Utilities, sewer via the Florida Governmental Utility Authority (FGUA), surface water management via on site retention and detention, and other Lee County public services.
- c) An amenity center will be provided onsite, supplying residents with recreational opportunities and decreasing the impact on Lee County publicly maintained parks.
- d) The proposed density is compatible with surrounding developments and is characteristic of modern manufactured home communities and within the standard range permitted in the Suburban future land use designation.

Compliance with Findings/ Review Criteria

The proposed development will comply with the following Findings/ Review Criteria set forth in Section 34-145(d)(4) of the Lee County Land Development Code:

- a) Based on the documentation provided above, the rezoning request is consistent with all applicable Goals, Objectives, Policies, and Standards of the Lee Plan as well as all design guidelines for planned developments in the Lee County Land Development Code.
- b) The overall project density of 4.82 dwelling units per acre for the proposed development of Pine Lakes Country Club II is consistent with the standard density range of the Suburban future land use category.
- c) The proposed development has been designed to promote compatibility with the existing uses in the surrounding area by integrating the project with the Pine Lakes residential community to the south and providing an adequate separation between the right of way to the east and the agricultural zoned lands to the north and west.
- d) Access will be provided through the paced drive which serves the church immediately north of the Property or through a right in/ right out access off N Tamiami Trail.
- e) The Traffic Impact Statement to be provided with this rezoning application demonstrates that the proposed 400 site residential project will not place an undue burden upon existing transportation or planned infrastructure facilities and that there is adequate capacity available on the existing road network to support the proposed development.
- f) The Property has been thoughtfully designed to preserve existing wetlands, though the majority of the land is cleared and void of natural resources or sensitive environmental areas.



- g) The project will be served by Urban Services including potable water, sewer, schools, public safety, EMS, and firesafety.

Furthermore, the proposed development will comply with the following Findings/ Review Criteria for Planned Development Rezonings set forth in Section 34-145(d)(4)(a)(2) of the Lee County Land Development Code:

- a) The Manufactured Home residential use with accessory amenity center is appropriate at the proposed location due to its proximity to similar communities and its consistency with the North Fort Myers Planning Community Goals, Objectives, and Policies.
- b) The conditions presented in the concept plan and application provide safeguards to the public interest through adequate perimeter open space and setbacks. The overall compatibility of the project with surrounding land uses, both existing and proposed, ensure impacts on the public interest are minimal.

DEVIATIONS & JUSTIFICATIONS

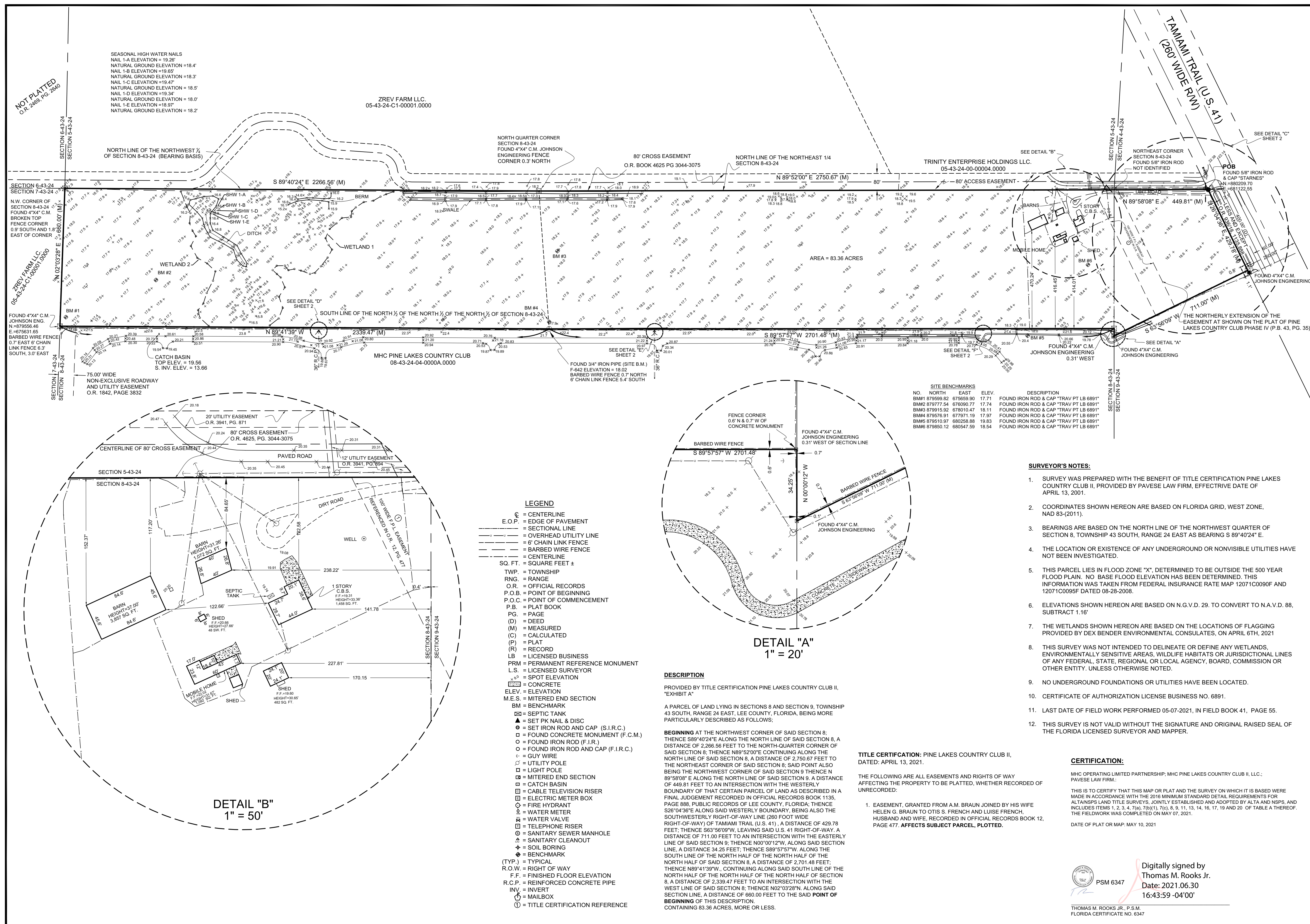
DEVIATION 1

Deviation (1) is a request to deviate from Section 9.E (Table 9-1) of the Development Standards Ordinance [LDC Section 10-285(c)(l)] which requires a minimum 660-foot intersection separation along arterial roadways, to allow an intersection separation of 400 feet between existing entrance driveways.

Justification

The right-in/right-out proposed access onto US 41 is set a far south as possible within the limited road frontage. This provides for the maximum amount of separation possible. This access point will provide the ability for emergency vehicles to access the proposed residential development directly from US 41. The proposed access point will provide an additional benefit by providing an alternate access to US 41 for existing residents on Pine Lakes.

Per conversation with Staff in July 2021, in an abundance of caution and based on the approval of similar projects within Lee County, the applicant is maintaining the request as noted above.



PROJECT:

LOUIS FRENCH PARCEL
 10021 FRENCH CREEK LANE
 NORTH FORT MYERS, FLORIDA,
 33903

LOCATION:

A PARCEL OF LAND IN SEC. 8
 TWP. 43S, R. 24E,
 LEE COUNTY, FLORIDA

CLIENT:

**EQUITY LIFESTYLE
 PROPERTIES, INC**
 TWO NORTH RIVERSIDE PLAZA, SUITE
 800, CHICAGO, ILLINOIS 60606

CONSULTANT:

**MORRIS
 DEPEW**
 ENGINEERS + PLANNERS + SURVEYORS
 LANDSCAPE ARCHITECTS
 FL. CA. NO. 6532 / FL. CERT. NO. LB6891 / LC26000330

Fort Myers
 2914 Cleveland Avenue
 Fort Myers, Florida 33901
 (239) 337-3999
 Fax: (239) 337-3994
 Toll free: 866-337-7341

Tallahassee
 113 South Monroe Street
 Tallahassee, Florida 32301
 Toll free: 866-337-7341

Destin
 5597 Highway 98
 Unit 201
 Santa Rosa Beach, Florida 32459
 Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
MISC. REVISIONS	08-09-2018
CERTIFICATIONS	08-10-2018
REVISED PER TITLE CERTIFICATION	05-10-2021
ADDED N&E COORDS AS REQUESTED	06-30-2021

PROJECT MANAGER:	TMR
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY
DATE:	05/30/2018
SHEET TITLE:	ALTA- TOPOGRAPHIC SURVEY
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	21040

REVISIONS

CERTIFICATIONS

REVISED PER TITLE CERTIFICATION

ADDED N&E COORDS AS REQUESTED

PROJECT MANAGER: TMR

DRAWING BY: BMH

JURISDICTION: LEE COUNTY

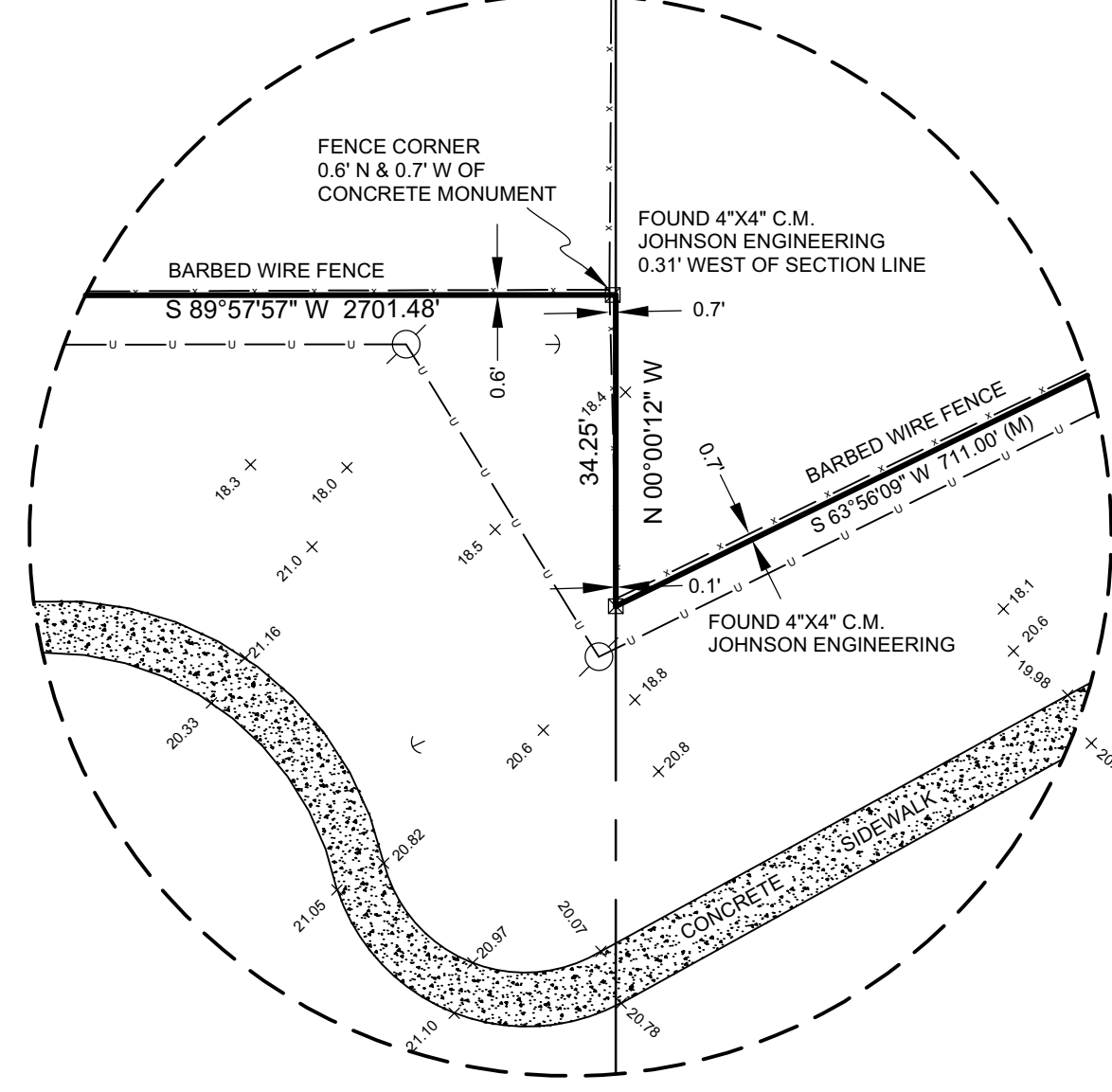
DATE: 05/30/2018

SHEET TITLE: ALTA- TOPOGRAPHIC SURVEY

SHEET NUMBER: 1 OF 2

JOB/FILE NUMBER: 21040

- LEGEND**
- = CENTERLINE
 - E.O.P. = EDGE OF PAVEMENT
 - = SECTIONAL LINE
 - = OVERHEAD UTILITY LINE
 - = 6" CHAIN LINK FENCE
 - = BARBED WIRE FENCE
 - = CENTERLINE
 - = RECORD
 - = LICENSED BUSINESS
 - = PERMANENT REFERENCE MONUMENT
 - = LICENSED SURVEYOR
 - ± 8.0 = SPOT ELEVATION
 - = CONCRETE
 - ELEV. = ELEVATION
 - M.E.S. = MITERED END SECTION
 - BM = BENCHMARK
 - ☒ = SEPTIC TANK
 - ▲ = SET PK NAIL & DISC
 - = SET IRON ROD AND CAP (S.I.R.C.)
 - = FOUND CONCRETE MONUMENT (F.C.M.)
 - = FOUND IRON ROD (F.I.R.)
 - = FOUND IRON ROD AND CAP (F.I.R.C.)
 - = GUY WIRE
 - = UTILITY POLE
 - = LIGHT POLE
 - = MITERED END SECTION
 - = CATCH BASIN
 - = CABLE TELEVISION RISER
 - = ELECTRIC METER BOX
 - = FIRE HYDRANT
 - = WATER METER
 - = WATER VALVE
 - = TELEPHONE RISER
 - = SANITARY SEWER MANHOLE
 - = SANITARY CLEANOUT
 - ± = SOIL BORING
 - = BENCHMARK
 - (TYP.) = TYPICAL
 - R.O.W. = RIGHT OF WAY
 - F.F. = FINISHED FLOOR ELEVATION
 - R.C.P. = REINFORCED CONCRETE PIPE
 - INV. = INVERT
 - ☐ = MAILBOX
 - = TITLE CERTIFICATION REFERENCE



DESCRIPTION

PROVIDED BY TITLE CERTIFICATION PINE LAKES COUNTRY CLUB II, 'EXHIBIT A'

A PARCEL OF LAND LYING IN SECTIONS 8 AND SECTION 9, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S89°40'24"E ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2,266.56 FEET TO THE NORTH-QUARTER CORNER OF SAID SECTION 8; THENCE N89°52'00"E CONTINUING ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2,750.67 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 9 THENCE N 89°58'08" E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 449.81 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 1135, PAGE 888, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S26°04'36"E ALONG SAID WESTERLY BOUNDARY, BEING ALSO THE SOUTHWESTERLY RIGHT-OF-WAY LINE (260 FOOT WIDE RIGHT-OF-WAY) OF TAMAMI TRAIL (U.S. 41), A DISTANCE OF 429.78 FEET; THENCE S83°56'09"W, LEAVING SAID U.S. 41 RIGHT-OF-WAY, A DISTANCE OF 713.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 9; THENCE N00°00'12"W, ALONG SAID SECTION LINE, A DISTANCE 34.25 FEET; THENCE S89°57'57"W, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 8, A DISTANCE OF 2,701.48 FEET; THENCE N89°41'39"W, CONTINUING ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SECTION 8, A DISTANCE OF 2,339.47 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 8; THENCE N02°03'28"N, ALONG SAID SECTION LINE, A DISTANCE OF 660.00 FEET TO THE SAID POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 83.36 ACRES, MORE OR LESS.

TITLE CERTIFICATION: PINE LAKES COUNTRY CLUB II, DATED: APRIL 13, 2021.

THE FOLLOWING ARE ALL EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY TO BE PLATTED, WHETHER RECORDED OR UNRECORDED:

- EASEMENT, GRANTED FROM A.M. BRAUN JOINED BY HIS WIFE HELEN G. BRAUN TO OTIS S. FRENCH AND LUISE FRENCH, HUSBAND AND WIFE, RECORDED IN OFFICIAL RECORDS BOOK 12, PAGE 477. AFFECTS SUBJECT PARCEL, PLOTTED.

CERTIFICATION:

MHC OPERATING LIMITED PARTNERSHIP, MHC PINE LAKES COUNTRY CLUB II, LLC., PAVESSE LAW FIRM.

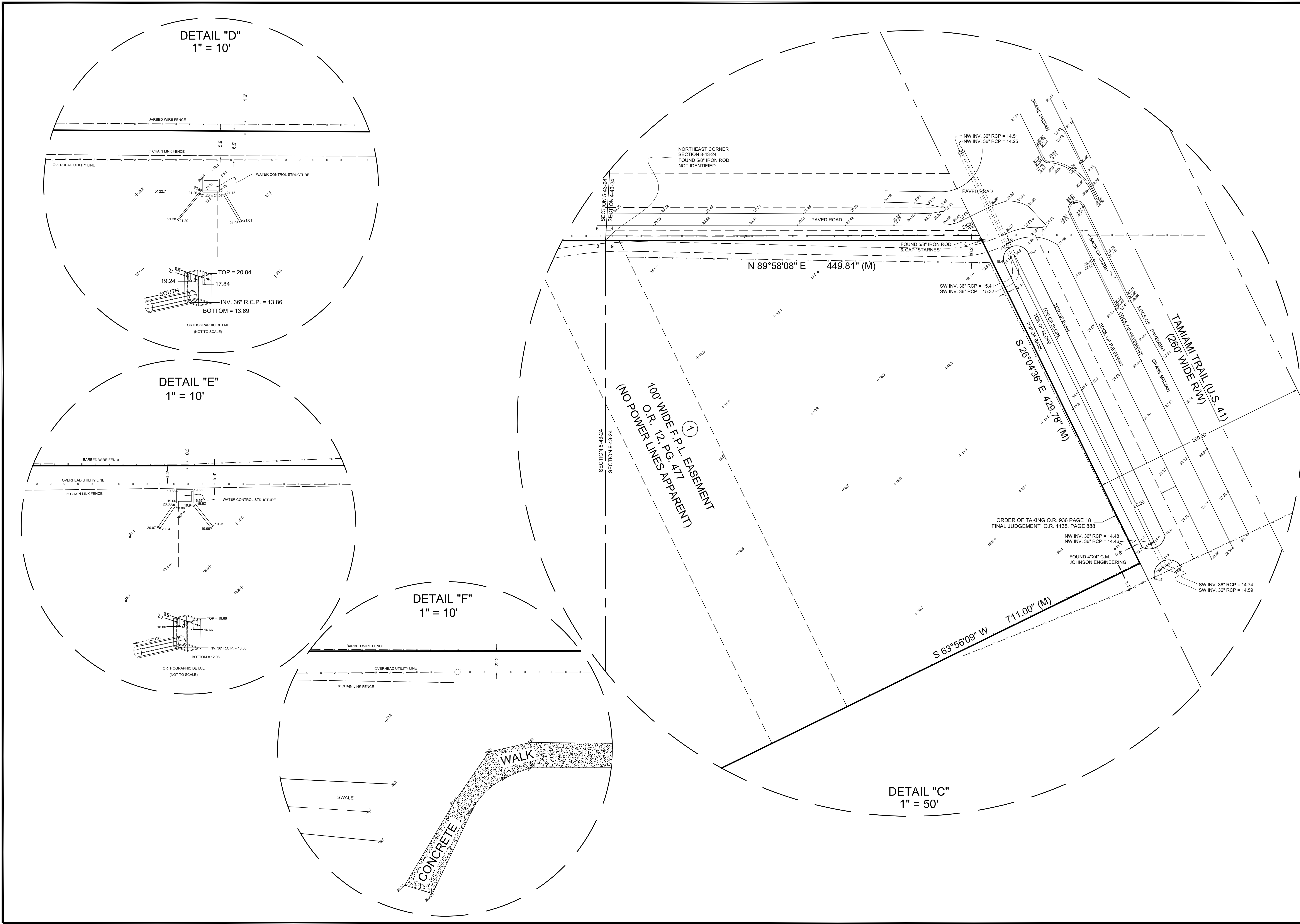
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 07, 2021.

DATE OF PLAT OR MAP: MAY 10, 2021

Digitally signed by
 Thomas M. Rooks Jr.
 Date: 2021.06.30
 16:43:59 -04'00'

THOMAS M. ROOKS JR., P.S.M.
 FLORIDA CERTIFICATE NO. 6347

COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2021 ALL RIGHTS RESERVED 6/20/2021 11:21:04 - French Parcel Update/Plan21040 - Bnd and Topo Update/Current/Plan21040 - 2021 ALTA Survey Update.dwg



PROJECT:
LOUIS FRENCH PARCEL

LOCATION:
A PARCEL OF LAND IN SEC. 8
TWP. 43S., R.24E.,
LEE COUNTY, FLORIDA

CLIENT:
EQUITY LIFESTYLE PROPERTIES, INC
TWO NORTH RIVERSIDE PLAZA, SUITE
800, CHICAGO, ILLINOIS 60606

CONSULTANT:
MORRIS DEPEW
ENGINEERS + PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT NO. L66891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(939) 337-3993
Fax: (939) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

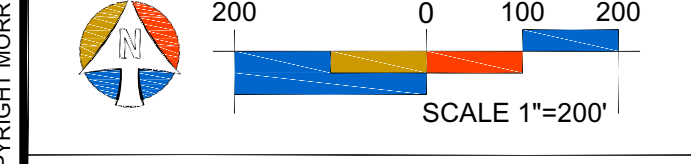
PREPARED BY:

REVISIONS	DATE
MISC. REVISIONS	08-09-2018
CERTIFICATIONS	08-10-2018
REVISED PER TITLE CERTIFICATION	05-10-2021
ADDED N&E COORDS AS REQUESTED	06-30-2021

PROJECT MANAGER:	TMR
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY
DATE:	05/30/2018

SHEET TITLE:
ALTA- TOPOGRAPHIC SURVEY

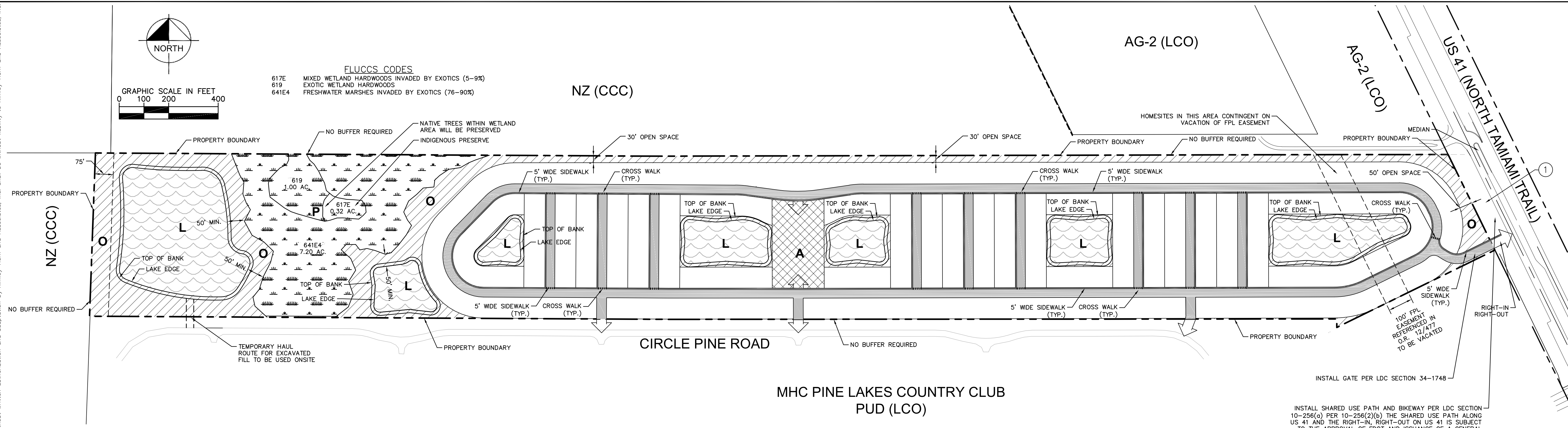
SHEET NUMBER:
2 OF 2



JOB/FILE NUMBER:
21040

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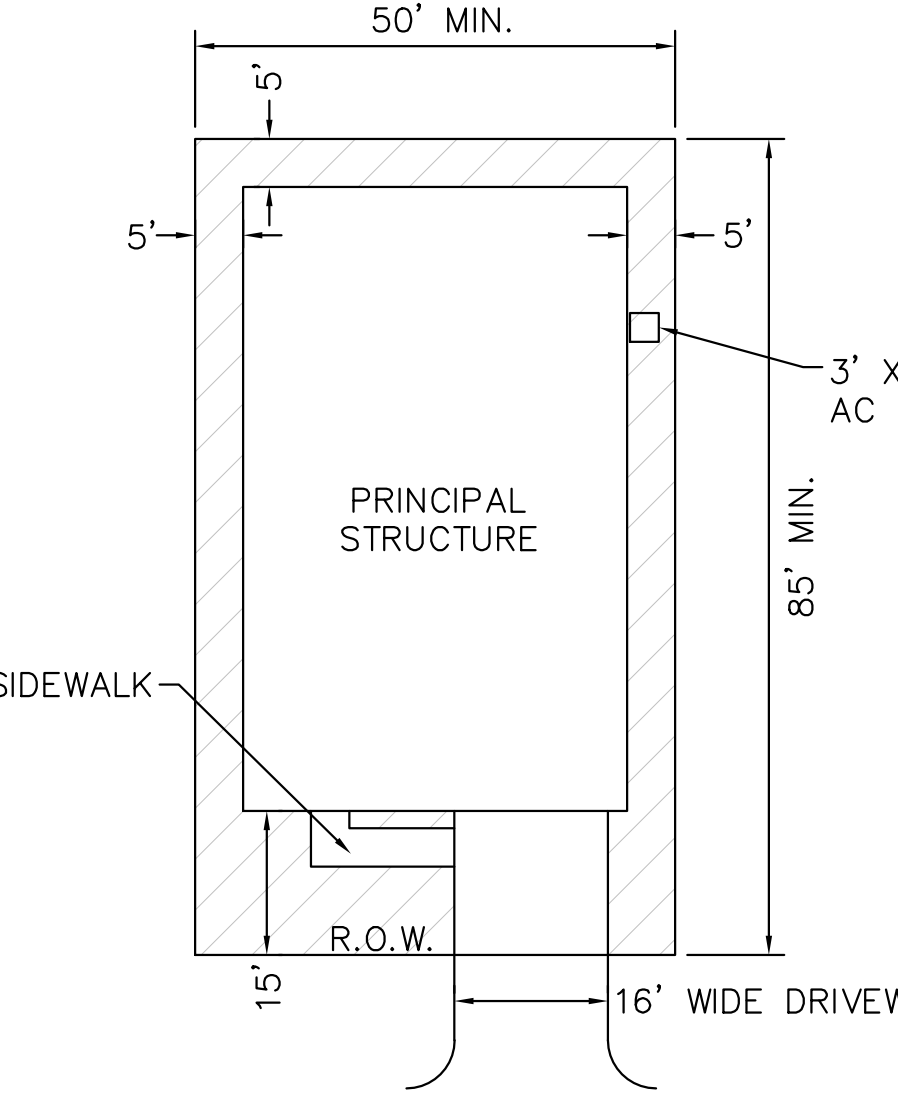
Plotted By: Anderson, Paul C. Sheet: Sst:Kha. Layout: MCP - July 16, 2021 12:52:12pm. K:\FTM_Civil\048231100 - ELS French Parcel\CAD\Exhibits\2021-07-16 MCP\MCP.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- [Symbol] 40' WIDE PRIVATE ROAD EASEMENT WITH CLOSED DRAINAGE
- [Symbol] PRESERVED WETLANDS
- [Symbol] COMMON OPEN SPACE
- [Symbol] AMENITY AREA
- [Symbol] LAKES
- [Symbol] FPL EASEMENT
- [Symbol] DEVIATION REQUEST

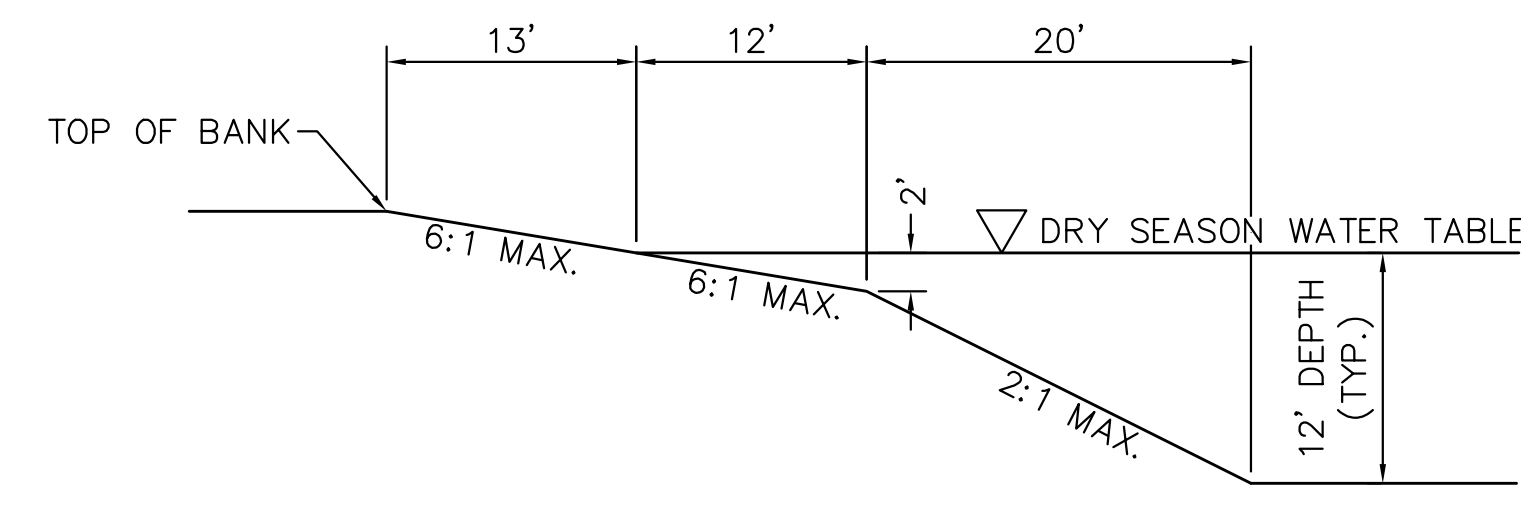
PRIVATE OPEN SPACE DIAGRAM (N.T.S.)



MIN. LOT AREA = 4,250 SF
 MAX. BUILDING AREA = 2,600 SF
 DRIVEWAY AREA = 240 SF
 SIDEWALK AREA = 70 SF
 AC PAD AREA = 9 SF
 AREA AVAILABLE FOR PRIVATE OPEN SPACE = 1,331 SF
 MIN. 10% ONSITE OPEN SPACE = 425 SF

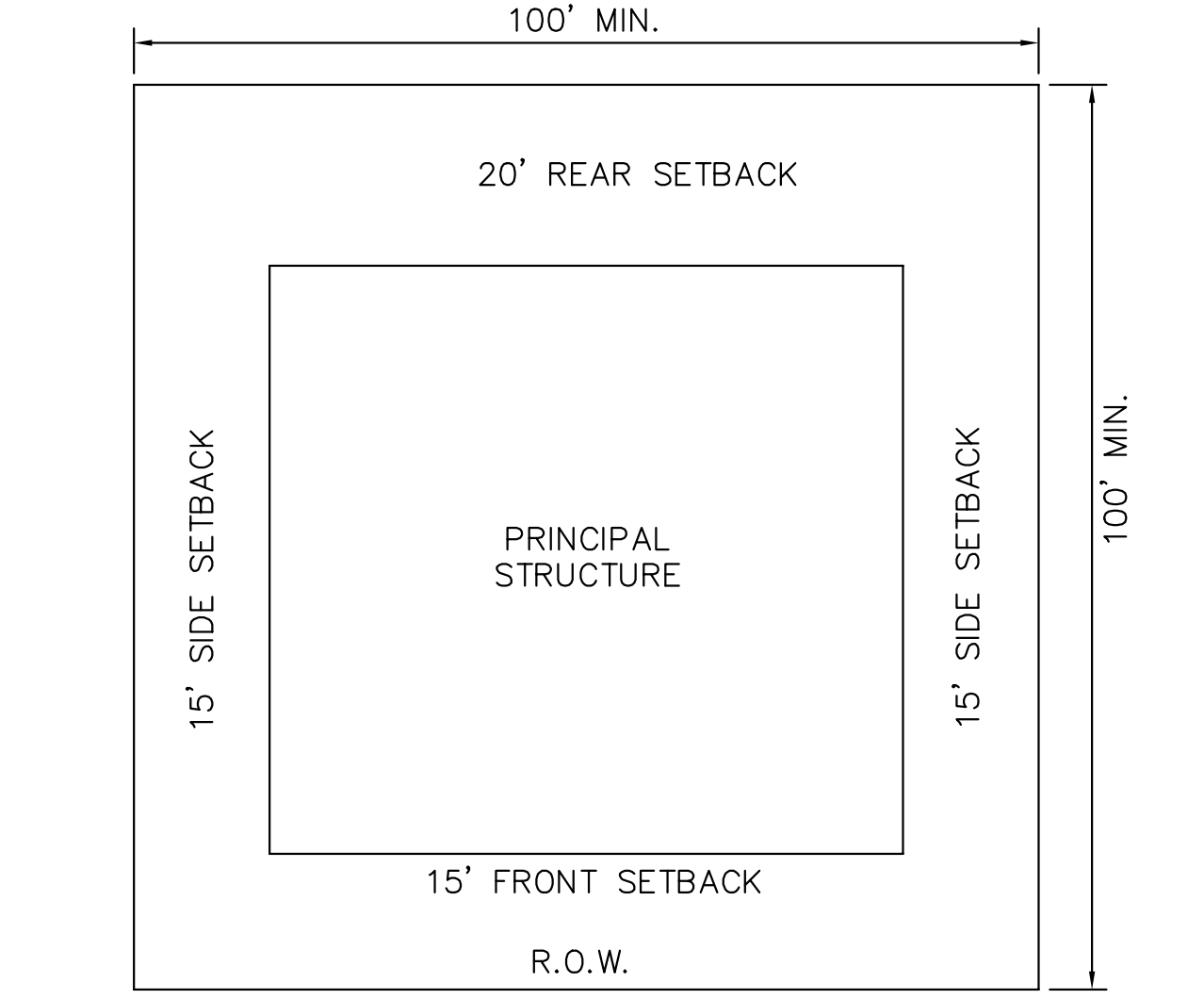
[Symbol] PRIVATE OPEN SPACE (TYP.)

TYPICAL LAKE SECTION (N.T.S.)



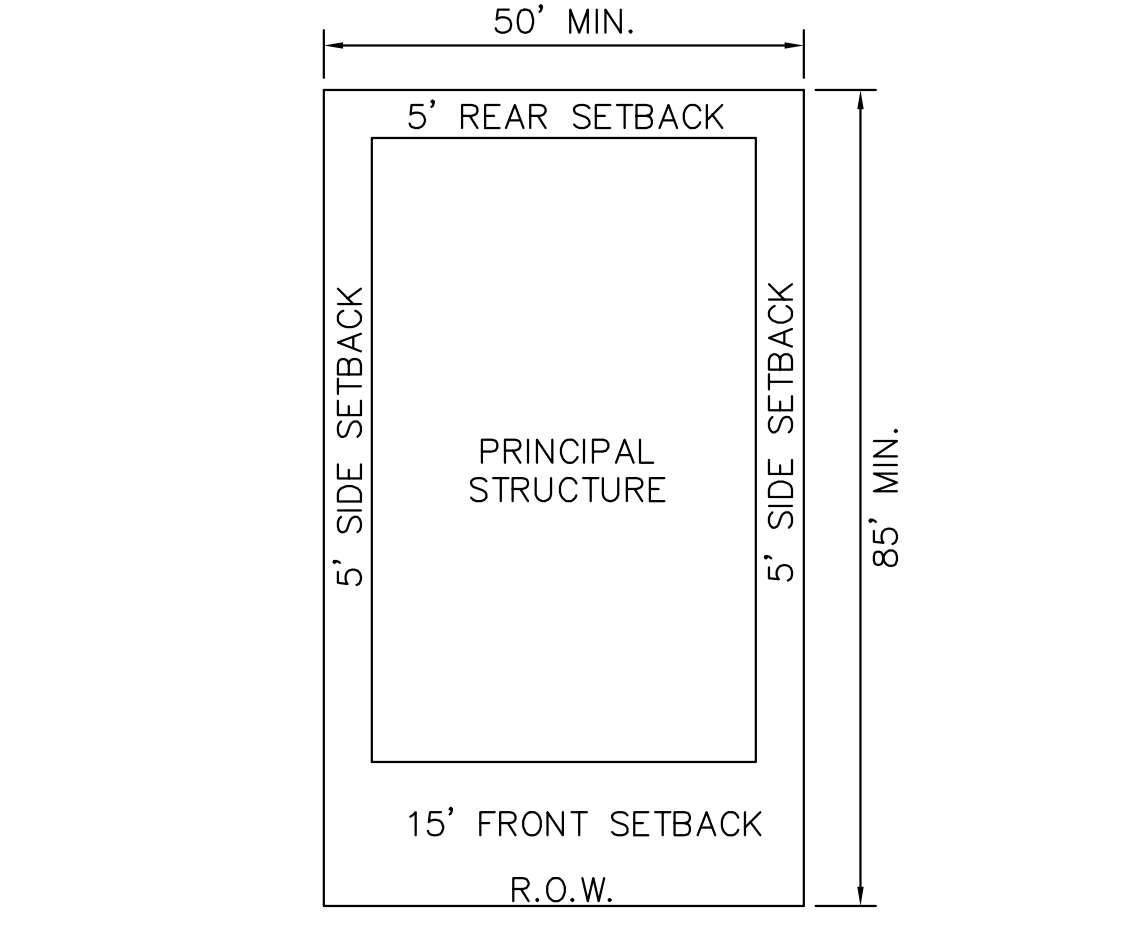
TYPICAL NON-RESIDENTIAL SITE INFORMATION (N.T.S.)

NOTE: 25' SETBACK FOR OFFSITE STREETS



TYPICAL RESIDENTIAL SITE INFORMATION (N.T.S.)

NOTE: 25' SETBACK FOR OFFSITE STREETS



LAND USE SUMMARY

SITE DATA SUMMARY	
USE	AREA (AC)
PRESERVE	8.52
ROADWAY	11.39
LAKES	11.09
RESIDENTIAL SITES	37.96
AMENITY AREA	1.70
COMMON OPEN SPACE	12.70
TOTAL	83.36

OPEN SPACE SUMMARY	
REQUIRED	
OPEN SPACE REQUIREMENTS: 30% OF PROJECT AREA AS COMMON OPEN SPACE WITH 10% ADDITIONAL OPEN SPACE TO BE DISTRIBUTED AS PRIVATE OPEN SPACE WITHIN INDIVIDUAL RESIDENTIAL SITES.	
OPEN SPACE REQUIRED	83.36 AC X 0.40 = 33.34 AC
INDEGENOUS PRESERVE REQUIRED	33.34 AC X 0.50 = 16.67 AC
INDEGENOUS LAND USE AREA AVAILABLE	0.32 AC
PROVIDED	
LAKES*	8.33 AC
INDEGENOUS PRESERVE	0.32 AC
OTHER PRESERVE	8.20 AC
COMMON OPEN SPACE	12.70 AC
PRIVATE OPEN SPACE	3.79 AC
TOTAL OPEN SPACE PROVIDED	33.34 AC.

* LAKES CAN PROVIDE UP TO 25% OF REQUIRED OPEN SPACE THEREFORE OF THE 11.09 AC. OF LAKES ONLY 8.33 AC. IS USED TO PROVIDE OPEN SPACE.

SETBACK TABLE	
TYPICAL NON-RESIDENTIAL SITE	
FRONT SETBACK	15'
REAR SETBACK	20'
SIDE SETBACK	15'
TYPICAL RESIDENTIAL SITE	
FRONT SETBACK	15'
REAR SETBACK	5'
SIDE SETBACK	5'
EXCAVATION SETBACKS	
LOCAL STREET EASEMENT	25'
ARTERIAL OR COLLECTOR STREET	50'

NOTE: ALL EXCAVATION SETBACKS ARE MEASURED FROM THE MEAN HIGH WATER

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
 PHONE: 239-271-2650 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

KHA PROJECT	048231100
DATE	JULY 2021
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

MASTER CONCEPT PLAN

PINE LAKES COUNTRY CLUB II
 PREPARED FOR
 EQUITY LIFESTYLE PROPERTIES, INC.
 FLORIDA

SIGN-IN

Please sign in and check the box if you wish to ask a question during the Q&A portion of the meeting.

X	NAME	EMAIL
	Debbie Liscom	Carol Ahey
	Jeanne Bond	Julius Smilaker
	Nancy Bradley	Sam [unclear]
	Marion Bourard	Lund [unclear]
	Bob Patton	
	FRANK MATHEW > 267	FRANKMORSON@AOL.COM
	JANICE KING & STEVE KING	Paul F. Macpherson
	Cathy Woodham	Telma Machado
	Mark K. Kemp	Mark J. Prozzello
	Donna House	Ron Cook
	Judy Young	Ben Cook
	W. Waters	
	Cynthia Parks	
✓	Debbie Liscom	STORWATER
	DAVID & PAM KROTTA	
	Bill Nicholson	
	Sue Daly	
	Connie De Weese	
	Jim RASTRELLI	
	Patty Miller	
✓	X Fred Miller	ESA DONE? WHO? ANY HABITATS FOUND?
✓	X BOB BOURARD	

SIGN-IN

Please sign in and check the box if you wish to ask a question during the Q&A portion of the meeting.

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	Moran North	" " "
	Dee Fugere	CLAYFUGERE@COMCAST.NET
	Gary Andrew	GARY-AND@HOTMAIL.COM
	Michael Coppola	MICHAELCOPPOLA@OPTIMUM.NET
	Bill Hart	billhart@hotmail.com
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	Bill Smith	
	Richard Michaleson	RMBS-Michaleson@yahoo.com
	Tanya Dentith	
	Lawrence Hyskey	KARLARFLA@Comcast.net
	GUIDO SANDUCHI	
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	Mary Leclerc	
	Hardy Alma Y3	HARDY ALMA Y3@GMAIL.COM
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	Bob Smith	STEWBOY50@YAHOO.COM
	Prudence Smith	" " "
	Grace MacMullen	
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	Karen Castelli	JIMRAZ18@MSN.COM
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	Joe Belfi	beemcr751@gmail.com
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	Kathy Wiegand	
	Ray MAYOTTE	R.G. MAYOTTE@LIVE.COM
	Bob Kowitzky	bobKowitzky@hotmail.com
	Karen Kowitzky	Karen Kowitzky
	Freddie Strome	Shelley4172@MSN.COM
	Shelley Strome	91 11

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✓	Arthur Menzel	" " "
✓	MAYOR McQ 2	MAYOR McQ 2 @ YAHOO.COM
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	Charles Matthews	cpmatthews@comcast.net
	Karen Baker	mamabearbaker@yahoo.com
	Hayes + Annette HARP	AHARP1967@gmail.com

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	Barbara Grabowski	grabowski.barbara@gmail.com

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✓	Robert Beachler	beachlerbob@gmail.com
✓	Susan Beachler	SC612041960@gmail.com
✓	MARYANN COY	maryanncoy@yahoo.com
✓	Theodora DiCenzo	teddi107@hotmail.com
	Kymber Williams	KJ2.williams@MSU.com

SIGN-IN

Please sign in and check the box if you wish to ask a question during the Q&A portion of the meeting.

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	John & Vicki McDonald	jmcDonald94@comcast.net
	Veronica Klinks	Rounie1161@comcast.net
	Joe + Jamie Schwartzott	schwartzottj@msn.com
	Steve Coy	MaryAnnCoy@yahoo
	Jacquelyn Jablonsky	Jackie.Jablonsky@gmail.com
	Howard Kunkel	Howard.Kunkel@gmail.com

507

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**KIMLEY-HORN AND ASSOCIATES
655 N FRANKLIN ST STE 150
TAMPA, FL 33602**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared *Kimley-Horn Associates*, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE APPLICANT: Equity Lifestyle Properties
ACTION REQUESTED: Rezoning from Agricultural (AG-2) to
Manufactured Home Planned Development (MHPD). The p

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

06/14/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14th of June 2021, by legal clerk who is personally known to me.

Kimley-Horn Associates

Affiant

Vicky Felty

Notary State of Wisconsin, County of Brown

9/19/21

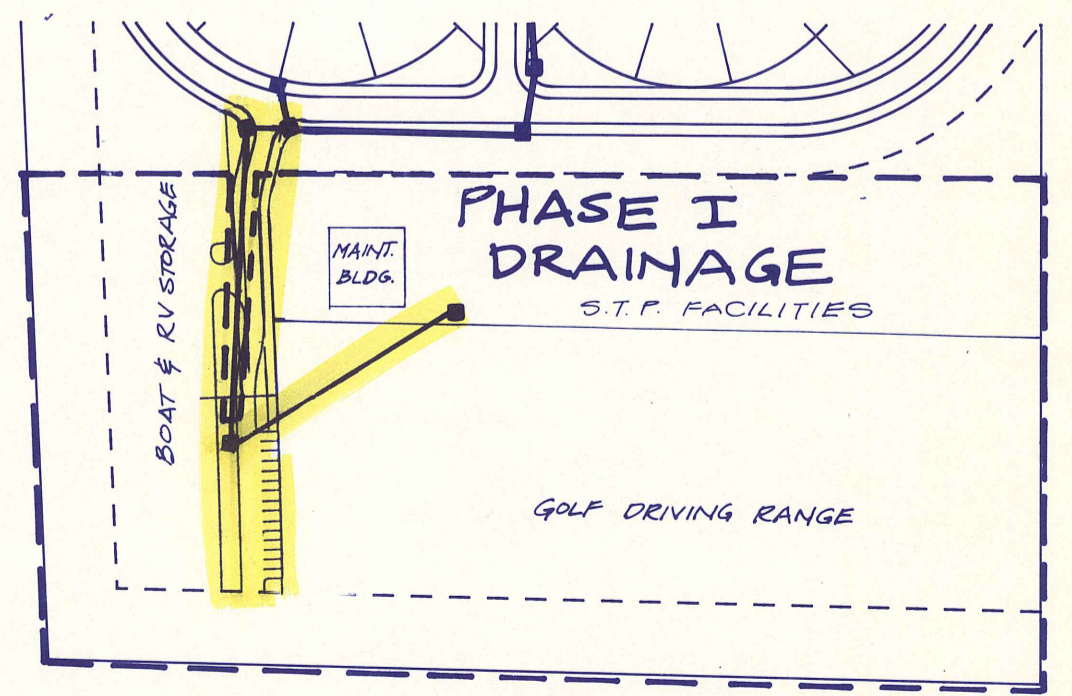
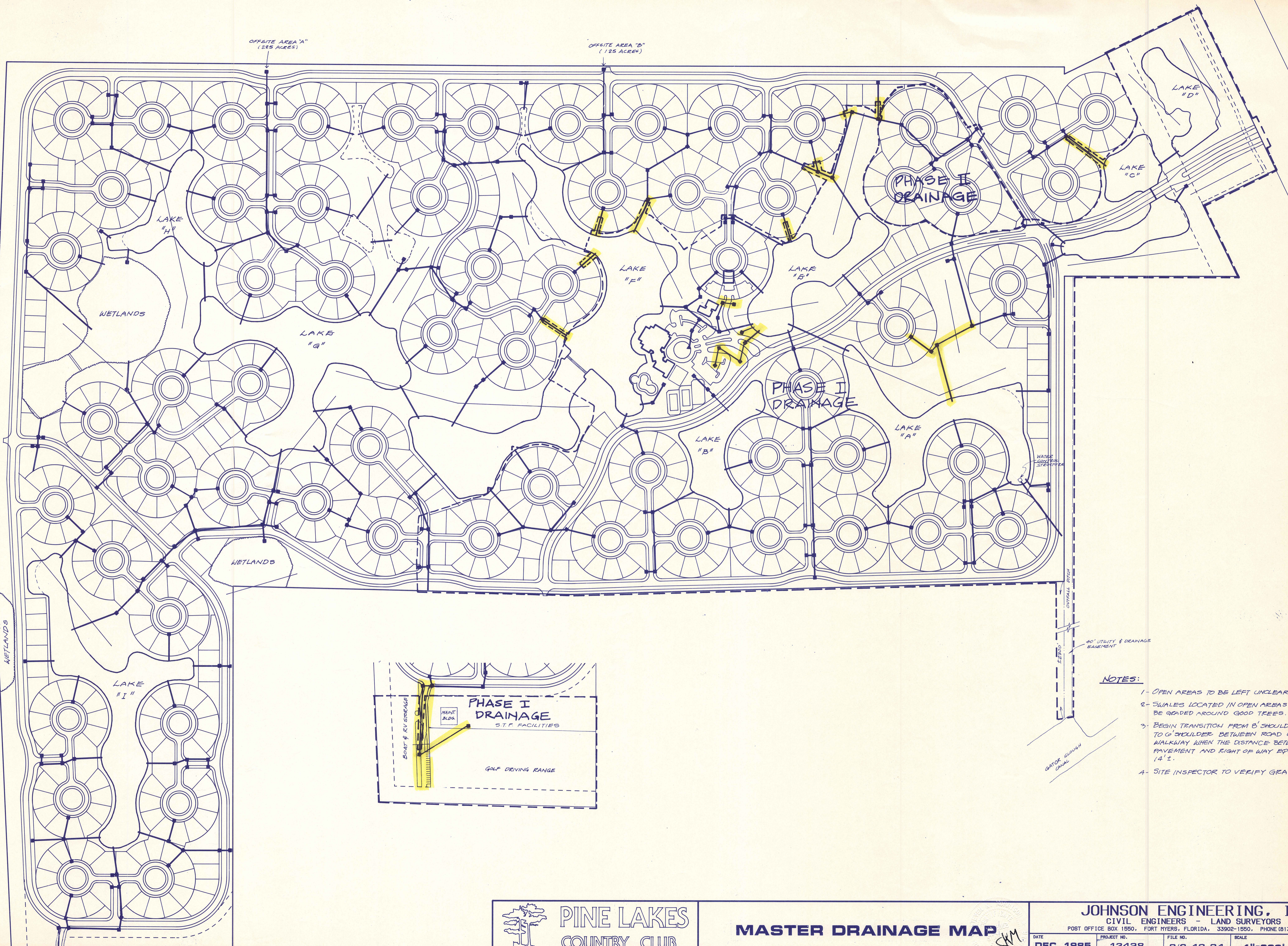
My commission expires

PUBLIC NOTICE
APPLICANT: Equity Lifestyle Properties
ACTION REQUESTED: Rezoning from
Agricultural (AG-2) to Manufactured
Home Planned Development (MHPD).
The property is located in the SW
quadrant of N. Tamiami Trail (US 41)
and French Creek Lane, Sec. 08,
Township 43, Range 24. Strap Nos. 08-
43-21-00-00001.0000 and 09-43-24-00-
00001.0000
PUBLIC PRESENTATION DATE:
06/22/2021
SITE PROJECT NAME: French Parcel
TIME: 6 PM
LOCATION: NFM Recreation Center -
Rm: 102, 2000 Recreation Park Way, N.
Ft Myers, FL 33903
FOR MORE INFORMATION CONTACT:
Kelley Klepper
Kelley.Klepper@Kimley-Horn.com
AD#4778737 6/14/2021

of Affidavits 1

This is not an invoice

VICKY FELTY
Notary Public
State of Wisconsin



- NOTES:**
- 1- OPEN AREAS TO BE LEFT UNCLEARED
 - 2- SWALES LOCATED IN OPEN AREAS TO BE GRADED AROUND GOOD TREES.
 - 3- BEGIN TRANSITION FROM 8' SHOULDER TO 6' SHOULDER BETWEEN ROAD & WALKWAY WHEN THE DISTANCE BETWEEN PAVEMENT AND RIGHT OF WAY EQUALS 14' ±.
 - 4- SITE INSPECTOR TO VERIFY GRADES, ETC.

 **PINE LAKES**
COUNTRY CLUB

MASTER DRAINAGE MAP

JOHNSON ENGINEERING, INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC. 1985	13428	8/9-43-24	1"=200'	7 OF 58