

Pine Lakes Plans of Action Committee

Chairman: Matt Heier, PLEHOA VP

Communications: Ron Thoreson, HOAII Board Director,

FMO Park Rep Secretary: Bob Konetzny, HOAII Board President

Committee Member: John Houser,

Pine Lakes ESTATE Land Resident Committee Member: Mike Hayes, HOAII Board VP

Committee

Member: Ray Bond, Pine Lakes LEASED LAND Resident

Committee Member: Bob Godek, PLEHOA Director

A Pine Lakes Citizens Committee United to Stand Up for The Residents of Pine Lakes!

A Plans of Action Committee (POA) representative met downtown at the planning office with Dirk Danley of Lee County.

- The good news, nothing known has happened since the Zoning Hearing. We have no idea when ELS will continue the process. It could be soon or even months down the road.
- The soon news, the ADD application (which requests 3 roads instead of one on to Circle Pine Road) has not yet been approved, but it is expected it will be by Lee County. In the big picture, this is not the bigger issue. FDOT approval is what is important.
- ELS Next step – ELS will file a Full Development Order (DO) Application with Lee County (see application process and details at):

<https://www.leegov.com/dcd/DevSvcDocs/Guide%20Development%20Order.pdf>

Once ELS files the DO application, it could take 4 to 6 months for Lee County to process the application.

In simple terms, the DO will define all the specifics relating to the arrangement or accurate representation of the physical features of the geographical area of the French Property, including ROADS.

In simple English, this means the lot lay out, the buffers, berms, foliage, wetlands and ponds, the ROADS in and into / out of the development, the storm water collection and runoff, wildlife protection, etc. all submitted in "Plat Map" (full) detail according to Dirk Danley and all specific details surrounding HOW the development will be laid out.

As per Lee County Zoning board, the ROADS, and the Florida Department of Transportation (FDOT) approval is needed to be completed BEFORE THIS "DO" IS APPROVED!

As things stood, we had two choices.

1. Do nothing and let ONLY ELS deal with the FDOT, without our input from a Professional. We know of no resident that has experience or expertise in this type of matter.
2. Or we hire a Transportation Engineer / Planner to review what is being presented to FDOT for two purposes.
 - a. First to review the Transportation studies ELS have done and are attempting to pursue and make a comparable study on our behalf, to see if there are issues that may be raised.

b. Second would be for this Transportation Engineer / Planner to bring forth the surrounding issues of the required second entrance egress issues currently not resolved such as even the Pine Lakes Road ownership and any and all requirements the FDOT may have about such. While the road ownership is outside the Transportation Engineer / Planner line of expertise, just his contact and communication with FDOT could very possibly prompt the FDOT to ask many more questions about surrounding issues. This is the reason for hiring someone that speaks the FDOT language.

This is where both HOA's voted at a special called meetings posted at the Club House more than 48 hours before the meeting, to hire a Transportation Planner (as recommended by Bev Grady, the Attorney hired by PLEHOA who testified at the Zoning hearing).

The Transportation Engineer / Planner understands transportation rules and has the ability to use "DOT" "speak" (terms etc. used in transportation such as arterial, collector, feeder routes and requirements, set back and size width, length back, etc. requirements), to enter issues of concern to FDOT on our behalf.

The bottom line is that at this point, hiring such is a small investment of HOA's legal funds to continue to have a voice (again with one who "speaks the language and know requirements")

It is important to understand several questions have not been answered, and as a result, the Lee County Zoning Board placed the FDOT into a position of requirements, and if ELS does not want to comply, (and if this Transportation Engineer / Planner can be helpful in raising issues), such must go back for another Public Hearing by Lee County

In other words, we still have a voice in the process that a professional might raise questions to the FDOT that they will not get from ELS.

Therefore, the Plans of Action Committee recommended that such a Professional be hired.

After references, and due to conflicts of interest, several Transportation Engineer / Planners could not help.

However, we have found a firm that has no conflict, who has submitted the following answer to our Request for Proposal:

From Drew Roark

With regards to your request, yes, we have no conflicts. Our standard process for new clients for these types of projects is we require an initial retainer of \$3,000. Our hourly rate is \$182. We will charge against the retainer initially and refund any unused portion or bill normally if it is expended. We will provide estimates of effort prior to starting on any task.

The issue at hand appears to be an access management issue. Assuming there is an analysis that was provided by the applicant's consultant, which may be in the case files on the Lee County site, we can review their analysis for trip generation, trip distribution, trip assignment, and access classification regarding the proposed right-in/right out driveway. We would estimate this effort at \$1,547. If there is additional analysis or research effort required, we would estimate that separately.

If you are in agreement with this estimate, please forward the retainer to:

Alex Roark Engineering
Drew Roark, PE
2017 Chimney Swift Hollow
Tallahassee, Florida 32312

Thank you,

Drew Roark, PE, CTL
Alex Roark Engineering

The HOA's split the cost of this proposal: 2/3 leased land HOA (586 homes) and 1/3 PLEHOA (263 homes) since this is a "whole park" effort. This will closely and equally distribute an equal cost per property from existing HOA legal funds.

We will keep you updated as any and all information becomes available.

Thank you for your continued interest.
As Always and Sincerely I am,

Ron Thoreson



Pine Lakes FMO Park Representative and At Large FMO Director
Pine Lakes HOAII Director
Pine Lakes Men's Club Home Show Coordinator and Director
Pine Lakes Citizens Plans of Action Communication Director

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