

## **Pine Lakes Residents Plans of Action Committee**

A Joint Venture of the Pine Lakes Estate Homeowners Association (PLEHOA), Estate Property Owners and the Home Owners Association II (HOAII), Home Owners on Leased Land

### **Purpose and Goal**

Design and Implement a coherent and unified strategy to achieve NO or ONLY MINIMAL negative impact from Equity Life Styles (ELS) probable purchase of, and new development of, a 369 manufactured home site community on the adjoining north contiguous property.

The property, 10031 French Creek Lane, is located north, next to our Pine Lakes Country Club Manufactured Home Park, which is an existing 55+, 866 residential home, and retirement community. ELS has, by its Application to Lee County, named this new Planned Development, Pine Lakes II.

### **Beginning Assumption**

The property is listed by Lee County Florida's Planning, Zoning and Development Long Range Plan as an upcoming SUBURBAN zoned property area.

The property is currently zoned Agricultural (AG-2). Since ELS's intent initially appears to comply with Lee Counties long range plan and intent, we must assume that without good facts to argue against the rezoning, such rezoning will most likely be approved.

One big fact against us is that the current owners most recently available property valuation has the property appraised value of 83 farm acres at \$72,872.00. This small appraisal is against the increased value of the purchase price of before development of \$8,995,000.00. This obviously shows clearly the property taxes gathered in the future by Lee County will alone justify to them as a good reason for change in Zoning. And this value will only increase as the property is filled with homesites and amenities.

It is our beginning belief that fighting the Zoning Change probably would not be met with a successful outcome for us. It is therefore resolved that our efforts will focus on stopping any or at the least minimizing, the impact this development will have on Pine Lakes

For more information on the Lee County Long Range Plan, go to [www.leegov.com/dcd/planning/leeplan](http://www.leegov.com/dcd/planning/leeplan)

### **Plans of Action**

#### **The Plans of Action Committee will:**

- Gather information to review and understand, then developing a course of action from, and distribute information as necessary.
- Develop action plans and initiatives to be a part of and have a voice in, all stages of the ELS Planned Development purchase and Rezoning process, including after purchase follow up if necessary.
- Consult with Legal Counsel as necessary and involve the Federation of Manufactured Home Owners Association (FMO) for advice and assistance.
- Design, Develop and Implement notifications and communication with residents and advance multiple ways to get out notifications and information to residents. Conversely, implement an easy, minimal effort ways for residents to find current and already advanced information.
- Meet with residents via Home Owners Associations called meetings to provide up to date known information, provide where and how new information will be available, and strongly encourage resident participation, particularly at Lee County informational and Public Hearing meetings.
- Further participation may include contacting, calling, writing, e-mailing elected officials and other group participation efforts outlining our concerns, ideas and suggestions.

*d.11 FEB 2021*