

Meeting Minutes

Pine Lakes Country Club PUD Amendment, ADD2021-00147

Neighborhood Information Meeting

Pine Lakes Country Club, 10200 Pine Lakes Blvd, North Fort Myers, FL

Friday, February 4th, 1:00 p.m. to 2:00 p.m.

Applicant Representatives:

Property Owner Representative: Leslie Register, Equity Lifestyle Properties, Inc. (ELS)

Property Manager: Natalie Philabaum, Equity Lifestyle Properties, Inc.

Kimley-Horn and Associates: Mallory Clancy, P.E., Addie Clark, P.E.

Pavese Law Firm: Neale Montgomery, Esq.

Agenda

1. Introduction
2. Overview of proposed project
3. Public Questions
4. Adjournment

Minutes

Following introductions, Kimley-Horn gave an overview of the application request. Kimley-Horn displayed the two exhibits that had been submitted to Lee County, the Pine Lakes Planned Unit Development (PUD) and the Proposed Master Concept Plan. Kimley-Horn explained that the topic of this meeting is to discuss the application, ADD2021-00147, which is an amendment to the Pine Lakes PUD to increase the number of approved interconnections to the parcel to the north from one to three. Kimley-Horn also showed that the PUD shows an existing approved interconnection across from Diamond Hill Court. Kimley-Horn then showed on the Master Concept Plan where the two additional access points are proposed.

Leslie Register with ELS offered a reminder that the purpose of the Neighborhood Information Meeting was to discuss the ADD request and the ADD process and that many of the design concerns will be fleshed out during the Development Order process.

A public question period followed.

Questions applicable to the administrative amendment application included:

- Concerns about additional traffic into and out of Pine Lakes Country Club. Concerns about safety and crashes on US 41.
 - In response, Kimley-Horn's traffic engineer explained that the traffic at the intersection of Pine Lakes Boulevard & US 41 would be further reviewed during the design process. It

was explained that two additional interconnections are anticipated to help disperse traffic along Circle Pine Road.

- ELS responded to the concern about fatal crashes along US 41 by saying it will be able to be discussed on a separate occasion with the resident.
- It was stated that safety concerns along US 41 will be reviewed during the design process with FDOT and Lee County.
- Questions about the additional traffic on Circle Pine Road due to the location of the proposed connections. Additionally, why are there three and not just one?
 - Kimley-Horn responded that three connections are not a required number of interconnections, but a design decision to disperse the traffic flow on each interconnection.
- Concerns about the safety of pedestrians along Circle Pine Road, and specifically for a blind resident who lives in Pine Lakes.
 - ELS responded that design considerations for safety like sidewalks, bike paths, etc. would be looked into during the design phase.
- Questions about construction impacts including construction traffic going through the site due to the rezoning of the French Parcel, DCI2021-00004, were brought up.
 - Kimley-Horn responded that, though this meeting is to discuss the ADD application and not the DCI, that construction traffic will be entering directly via US 41 and not through Pine Lakes Boulevard. During the excavation of the western-most pond, temporary construction access to the pond will require the use of Circle Pine Road from the westernmost interconnect to the temporary construction access shown on the MCP. If the application to increase the number of interconnections from one to three is not approved, the middle, previously approved, access point would be used.
- Questions about the stormwater structures currently existing on the north side of Circle Pine Road and whether they would be impacted by the proposed interconnections. Also questions as to how the interconnection could have been proposed if there is a storm sewer where it is proposed.
 - Kimley-Horn's stormwater engineer pulled up a secondary exhibit that shows the Drainage Plan from the PUD. The drainage plan shows a proposed drainage structure to the west side of the proposed interconnection. Kimley-Horn also explain that drainage flow would not be interrupted by the road and culverts or another way of providing continuity of flow would be installed to maintain flow.
- A number of people referenced the additional parcel recently purchased by ELS in Cape Coral, referred to as the "Zemel Parcel" referring to the previous owner's last name.
 - ELS responded that the purchase was a recent acquisition, and the intended use of that property is not yet known.
- A question regarding use of the "Frontage Road" for interconnection instead of the two locations being proposed.
 - Kimley-Horn responded that the frontage road is a poor design choice to use as an interconnection for a number of reasons:
 - Safety – an immediate right-turn so soon after the right turn onto Pine Lakes Boulevard may not allow sufficient length for vehicles to maneuver and could potentially create conflict points and queue spillover onto US 41

- Design- the location the frontage road, as shown in the PUD concept plan, would impact the existing golf course and potentially the existing stormwater pond, would connect into the proposed French Parcel design in the same location as the currently proposed right-in/right-out proposed onto U.S.41 (as shown on the DCI2021-00004 Master Concept Plan), and would begin near the manned-gate on Pine Lakes Boulevard, potentially causing a need for an additional gate or safety concerns.

Meeting was adjourned at 2:00 p.m.