

# **LETTERS OF SUPPORT**

Nick Armeda  
19440 Armeda Road  
Alva, FL 33920

January 19, 2009

To the Chairman and members of the Lee County Planning Agency:

Although I can't be present at the meeting today, I wanted you to know I support the plans for North River Village.

My family was one of the pioneer families in the Lee County area, and I have lived in North Olga since 1952. There aren't many people who care more about this area, and who have such deep-seeded roots in this area as our family. I wanted to send this letter to let you know many of the North Olga neighbors, including myself, are okay with Bonita Bay Group's request for North River Village. We've learned about their plans and we think it's a good thing for North Olga.

You might hear others say it's not good for our area, but those folks are from Alva. This property is in North Olga, not Alva. We live across the fence from North River Village. The Alva objectors live nine miles away. North Olga is its own community. We have our own history and our own identity and we want to keep it that way.

Bonita Bay Group has met with many of us, and they listened to what we want for North Olga. Please listen to the people who live here and support North River Village. We think it's the right thing for the future of our community - North Olga.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Nick Armeda". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Nick Armeda

**Hock, Donna**

---

**From:** Noble, Matthew A.  
**Sent:** Wednesday, September 17, 2008 7:17 AM  
**To:** Dan Delisi; Margaret Emblidge  
**Cc:** Hock, Donna  
**Subject:** FW: North River Village

FYI, and for the file...

---

**From:** Bob Barber [mailto:b.barber@barber-companies.com]  
**Sent:** Tuesday, September 16, 2008 9:08 PM  
**To:** Noble, Matthew A.  
**Subject:** North River Village

*Dear Mr. Noble,*

*I would like to express my support for North River Village. Our homestead of 40 acres in located on North River Road, five miles east of SR 31. We have been full-time residents of Lee County for 31 years. My wife has worked in the Lee County School system for the past 20 years, and I am a semi-retired businessman.*

*My family deeply cares about and wants what is best for Lee County. I have seen the plans for North River Village and believe the development is right for the area. I'm concerned about the river and water quality in our area, so I think improving the land with central water and sewer services, which are part of the North River Village plans, is essential.*

*We know the property is going to be developed, and we believe Bonita Bay Group will create a development that is environmentally sensitive, and fits into the surrounding Olga community.*

*Bonita Bay Group has built a solid reputation for superior developments. We do not want to gamble the future of our area on another developer.*

*Please approve the North River Village plan. Thank you.*

*Sincerely,*

*Bob Barber*

*Barber Companies, LLC  
Bob Barber, Mgr/Principal  
16631 North River Road*

Hi <Salutation>,

Page 2 of 2

*Alva, FL 33920*

*(p) 239-694-6014*

*(c) 239-851-2236*

*(e) [b.barber@barber-companies.com](mailto:b.barber@barber-companies.com)*

CONFIDENTIALITY NOTICE: The information contained in this e-mail and attached document(s) may contain confidential information that is intended only for the addressee(s). If you are not the intended recipient, you are hereby advised that any disclosure, copying, distribution or the taking of any action in reliance upon the information is prohibited. If you have received this e-mail in error, please immediately notify the sender and delete it from your system.

9/17/2008



**Bayshore Fire Protection and Rescue Service District**  
**17350 Nalle Road, North Fort Myers, Florida 33917**

---

September 29, 2008

Southwest Florida Regional Planning Council

RE: CPA 2006-12, North River Village

As an elected commissioner of the Bayshore Fire District I attended meetings with the Bayshore fire chief and employees of Bonita Bay. We did this in an effort to educate ourselves on the proposed North River Village project before you today. What we have seen so far is a new development that will coexist with the Bayshore community while providing the following improvements:

1. Infrastructure through sewer utilities and not septic tanks.
2. Infrastructure through water utilities and not wells. This will directly enhance the fire departments ability to provide a better equipped response to both North River Village and the surrounding existing residents. This should also have a positive effect on insurance premiums.
3. New roads. The proposed roads of North River Village will reduce response times to the existing Eastern areas of the Bayshore Fire District.
4. Projected Fire Impact Fees. The projected fire impact fees will provide the Bayshore Fire District options not available at this time. Through previous discussions with Bonita Bay management they have committed to "doing what's right", even if this means fronting some of the fire impact fees to allow the district to address needs up front and not after the project is well underway (when the costs are also inflated).
5. Projected taxable value. The projected taxable values and tax income provided by the residents and businesses of the North River Village will allow the Bayshore Fire District to provide new services, such as Advanced Life Support Engines and greatly assist in funding a district station on the Eastern end of the Bayshore Fire District.

---

**Office (239) 543-3443    FAX (239) 543-7075    24 Hours (239) 567-2833**

6. Lower Fire Taxes. The Bayshore Fire District has some of the highest fire department taxes in Lee County. This is partially due to the vast amount of Agg. Exempt properties, 20/20 county purchased properties and limited commercial development. I believe that and will tirelessly strive to reduce the districts tax rate to an average (or lower) of other fire districts by the completion of this project.
7. Firefighter Safety. Through both the impact fees and increased taxable values I foresee our department equipment becoming comparable to any other department, which will allow more on scene options and a safer more efficient and effective response.

I respectfully request your approval of this North River Village project.

Sincerely



Eric Ducrou  
Bayshore Fire Protection &  
Rescue Service Commissioner



**Bayshore Fire Protection and Rescue Service District**  
**17350 Nalle Road, North Fort Myers, Florida 33917**

September 16, 2008

**To: Matthew Noble, AICP**  
**Lee County Department of**  
**Community Development**  
**P.O. Box 398**  
**Fort Myers, FL 33902-0398**

**RECEIVED**  
SEP 22 2008

**From: Lawrence Nisbet, EFO**  
**Fire Chief**

COMMUNITY DEVELOPMENT

**Regarding: North River Village**

Sir,

In regards to the discussion I have had with you and Bonita Bay Group, as Fire Chief I wish to address my support for this project. As stated earlier, the Bayshore Fire Protection and Rescue Service District is committed to insuring that services will be provided to all areas within our jurisdiction.

I have also met with Bonita Bay, and I have found them to be receptive to fire service delivery needs. Through discussions they have stated their intent to assure easy access of our emergency vehicles to all interior locations, as well as a shortened response time access through North River Village to reach existing response areas on Dukes Highway. The expansion of the water main and hydrant system will also positively effect North River Village and the surrounding residents.

With the increased population it would be conceivable that an increase in call volume could accompany the project and cause the district to move up plans for a second station along the Highway 31 corridor and Highway 78.

Bayshore Fire Rescue is committed to working with Lee County, and the Bonita Bay Group in addressing service delivery needs not only for North River Village but to the Community as a whole. This project would provide for additional revenue that would enhance and expand the level of current services provided by the district, while permitting us to look at lowering our taxable millage rate. If I can provide any additional information or statistics, please feel free to contact this office.

Sincerely,

**Lawrence Nisbet**  
**Fire Chief**

CPA2006-12

**Dennis J. Cantwell**  
9480 Corkscrew Palm Circ.  
Suite 3  
Estero, Florida 33928

September 22, 2008

Carleton Ryffel, Chairman  
Lee County Planning Agency

I have an opportunity to visit and review the Bonita Bay Group's plans for North River Village. As with all of the Bonita Bay's project they are well thought out and are all well executed.

I am writing you to let you know that I support the comp plan amendment for North River Village submitted by Bonita Bay Group.

This community represents the best in smart growth, and that's something our county has been supporting for a very long time. I've read that one concern is with the density – but I truly don't understand how the North River Village could be considered anything other than low density.

If we were to continue to allow homeowners to build homes on one-acre lots with wells and sewers, especially so close to the river, it could be a long-term disaster for our environment. That's really not the way we want our community to grow anymore – it's just not responsible public policy.

Plus, Bonita Bay Group will provide public access to the river and marina - which is limited right now.

Please honor the vision of smart growth in Lee County and approve North River Village.

Sincerely,

  
Dennis J. Cantwell

CC: County Commissioners



# **LETTERS OF SUPPORT**

Nick Armeda  
19440 Armeda Road  
Alva, FL 33920

January 19, 2009

To the Chairman and members of the Lee County Planning Agency:

Although I can't be present at the meeting today, I wanted you to know I support the plans for North River Village.

My family was one of the pioneer families in the Lee County area, and I have lived in North Olga since 1952. There aren't many people who care more about this area, and who have such deep-seeded roots in this area as our family. I wanted to send this letter to let you know many of the North Olga neighbors, including myself, are okay with Bonita Bay Group's request for North River Village. We've learned about their plans and we think it's a good thing for North Olga.

You might hear others say it's not good for our area, but those folks are from Alva. This property is in North Olga, not Alva. We live across the fence from North River Village. The Alva objectors live nine miles away. North Olga is its own community. We have our own history and our own identity and we want to keep it that way.

Bonita Bay Group has met with many of us, and they listened to what we want for North Olga. Please listen to the people who live here and support North River Village. We think it's the right thing for the future of our community - North Olga.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Nick Armeda". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Nick Armeda

**Hock, Donna**

---

**From:** Noble, Matthew A.  
**Sent:** Wednesday, September 17, 2008 7:17 AM  
**To:** Dan Delisi; Margaret Emblidge  
**Cc:** Hock, Donna  
**Subject:** FW: North River Village

FYI, and for the file...

---

**From:** Bob Barber [mailto:b.barber@barber-companies.com]  
**Sent:** Tuesday, September 16, 2008 9:08 PM  
**To:** Noble, Matthew A.  
**Subject:** North River Village

*Dear Mr. Noble,*

*I would like to express my support for North River Village. Our homestead of 40 acres in located on North River Road, five miles east of SR 31. We have been full-time residents of Lee County for 31 years. My wife has worked in the Lee County School system for the past 20 years, and I am a semi-retired businessman.*

*My family deeply cares about and wants what is best for Lee County. I have seen the plans for North River Village and believe the development is right for the area. I'm concerned about the river and water quality in our area, so I think improving the land with central water and sewer services, which are part of the North River Village plans, is essential.*

*We know the property is going to be developed, and we believe Bonita Bay Group will create a development that is environmentally sensitive, and fits into the surrounding Olga community.*

*Bonita Bay Group has built a solid reputation for superior developments. We do not want to gamble the future of our area on another developer.*

*Please approve the North River Village plan. Thank you.*

*Sincerely,*

*Bob Barber*

*Barber Companies, LLC  
Bob Barber, Mgr/Principal  
16631 North River Road*

Hi <Salutation>,

Page 2 of 2

*Alva, FL 33920*

*(p) 239-694-6014*

*(c) 239-851-2236*

*(e) [b.barber@barber-companies.com](mailto:b.barber@barber-companies.com)*

CONFIDENTIALITY NOTICE: The information contained in this e-mail and attached document(s) may contain confidential information that is intended only for the addressee(s). If you are not the intended recipient, you are hereby advised that any disclosure, copying, distribution or the taking of any action in reliance upon the information is prohibited. If you have received this e-mail in error, please immediately notify the sender and delete it from your system.

9/17/2008



**Bayshore Fire Protection and Rescue Service District**  
**17350 Nalle Road, North Fort Myers, Florida 33917**

---

September 29, 2008

Southwest Florida Regional Planning Council

RE: CPA 2006-12, North River Village

As an elected commissioner of the Bayshore Fire District I attended meetings with the Bayshore fire chief and employees of Bonita Bay. We did this in an effort to educate ourselves on the proposed North River Village project before you today. What we have seen so far is a new development that will coexist with the Bayshore community while providing the following improvements:

1. Infrastructure through sewer utilities and not septic tanks.
2. Infrastructure through water utilities and not wells. This will directly enhance the fire departments ability to provide a better equipped response to both North River Village and the surrounding existing residents. This should also have a positive effect on insurance premiums.
3. New roads. The proposed roads of North River Village will reduce response times to the existing Eastern areas of the Bayshore Fire District.
4. Projected Fire Impact Fees. The projected fire impact fees will provide the Bayshore Fire District options not available at this time. Through previous discussions with Bonita Bay management they have committed to "doing what's right", even if this means fronting some of the fire impact fees to allow the district to address needs up front and not after the project is well underway (when the costs are also inflated).
5. Projected taxable value. The projected taxable values and tax income provided by the residents and businesses of the North River Village will allow the Bayshore Fire District to provide new services, such as Advanced Life Support Engines and greatly assist in funding a district station on the Eastern end of the Bayshore Fire District.

---

**Office (239) 543-3443    FAX (239) 543-7075    24 Hours (239) 567-2833**

6. Lower Fire Taxes. The Bayshore Fire District has some of the highest fire department taxes in Lee County. This is partially due to the vast amount of Agg. Exempt properties, 20/20 county purchased properties and limited commercial development. I believe that and will tirelessly strive to reduce the districts tax rate to an average (or lower) of other fire districts by the completion of this project.
7. Firefighter Safety. Through both the impact fees and increased taxable values I foresee our department equipment becoming comparable to any other department, which will allow more on scene options and a safer more efficient and effective response.

I respectfully request your approval of this North River Village project.

Sincerely



Eric Ducrou  
Bayshore Fire Protection &  
Rescue Service Commissioner



**Bayshore Fire Protection and Rescue Service District**  
**17350 Nalle Road, North Fort Myers, Florida 33917**

September 16, 2008

**To: Matthew Noble, AICP**  
**Lee County Department of**  
**Community Development**  
**P.O. Box 398**  
**Fort Myers, FL 33902-0398**

**RECEIVED**  
SEP 22 2008

**From: Lawrence Nisbet, EFO**  
**Fire Chief**

**COMMUNITY DEVELOPMENT**

**Regarding: North River Village**

Sir,

In regards to the discussion I have had with you and Bonita Bay Group, as Fire Chief I wish to address my support for this project. As stated earlier, the Bayshore Fire Protection and Rescue Service District is committed to insuring that services will be provided to all areas within our jurisdiction.

I have also met with Bonita Bay, and I have found them to be receptive to fire service delivery needs. Through discussions they have stated their intent to assure easy access of our emergency vehicles to all interior locations, as well as a shortened response time access through North River Village to reach existing response areas on Dukes Highway. The expansion of the water main and hydrant system will also positively effect North River Village and the surrounding residents.

With the increased population it would be conceivable that an increase in call volume could accompany the project and cause the district to move up plans for a second station along the Highway 31 corridor and Highway 78.

Bayshore Fire Rescue is committed to working with Lee County, and the Bonita Bay Group in addressing service delivery needs not only for North River Village but to the Community as a whole. This project would provide for additional revenue that would enhance and expand the level of current services provided by the district, while permitting us to look at lowering our taxable millage rate. If I can provide any additional information or statistics, please feel free to contact this office.

Sincerely,

**Lawrence Nisbet**  
**Fire Chief**

CPA2006-12

**Dennis J. Cantwell**  
9480 Corkscrew Palm Circ.  
Suite 3  
Estero, Florida 33928

September 22, 2008

Carleton Ryffel, Chairman  
Lee County Planning Agency

I have an opportunity to visit and review the Bonita Bay Group's plans for North River Village. As with all of the Bonita Bay's project they are well thought out and are all well executed.

I am writing you to let you know that I support the comp plan amendment for North River Village submitted by Bonita Bay Group.

This community represents the best in smart growth, and that's something our county has been supporting for a very long time. I've read that one concern is with the density – but I truly don't understand how the North River Village could be considered anything other than low density.

If we were to continue to allow homeowners to build homes on one-acre lots with wells and sewers, especially so close to the river, it could be a long-term disaster for our environment. That's really not the way we want our community to grow anymore – it's just not responsible public policy.

Plus, Bonita Bay Group will provide public access to the river and marina - which is limited right now.

Please honor the vision of smart growth in Lee County and approve North River Village.

Sincerely,

  
Dennis J. Cantwell

CC: County Commissioners



file

CPA 2006-12

cohen&grigsby®  
progressive law.™

Thad D. Kirkpatrick  
Board Certified Real Estate Lawyer  
Direct Dial: (239) 390-1912

E-mail: tkirkpatrick@cohenlaw.com

February 17, 2009

[dist2@leegov.com](mailto:dist2@leegov.com)

The Honorable Brian Bigelow  
Lee County Commission  
P.O. Box 398  
Fort Myers, FL 33902-0398

[dist1@leegov.com](mailto:dist1@leegov.com)

The Honorable Bob Janes  
Lee County Commission  
P.O. Box 398  
Fort Myers, FL 33902-0398

[dist5@leegov.com](mailto:dist5@leegov.com)

The Honorable Frank Mann  
Lee County Commission  
P.O. Box 398  
Fort Myers, FL 33902-0398

[dist4@leegov.com](mailto:dist4@leegov.com)

The Honorable Tammy Hall  
Lee County Commission  
P.O. Box 398  
Fort Myers, FL 33902-0398

[dist3@leegov.com](mailto:dist3@leegov.com)

The Honorable Ray Judah  
Lee County Commission  
P.O. Box 398  
Fort Myers, FL 33902-0398

**Re: North River Village**

Dear Honorable Commissioners:

My office is located in Bonita Springs, Florida. Although I am a real estate attorney, I do not represent the petitioner, or live in one of the petitioner's developments, but I do live in Southwest Florida and have participated in community involvement efforts such as the Bonita Springs Chamber Leadership Class. I have viewed a presentation of their proposed project, and these are my personal comments.

All too often a vocal minority considers stopping every project as the appropriate goal and worthy cause. Your role as commissioners is often to recognize that a balance can be achieved between protecting environmental concerns and the economic health of your county. Rarely is that opportunity for balance so well presented as in this project.

It appears to me that the developer has gone to considerable (admirable) lengths to address and preserve environmental concerns, while at the same time preserving the viability of the proposed community. Approval of this development will bring much-needed infrastructure to areas that

---

27200 Riverview Center Boulevard, Suite 309 · Bonita Springs, Florida 34134-4317  
Telephone 239.390.1900 · Telecopier 239.390.1901 · [www.cohenlaw.com](http://www.cohenlaw.com)

Bonita Springs, Florida · Naples, Florida · Pittsburgh, Pennsylvania

cohen&grigsby

Lee County Commissioners

February 17, 2009

Page 2

are not presently served, which will only further enhance the ability of adjacent properties to preserve the environment. I commend the developer's efforts – well beyond what was common in yester-year. I recommend this project for approval.

Sincerely,

COHEN & GRIGSBY, P.C.

By:



Thad D. Kirkpatrick

TDK/tm

cc: Matt Noble (noblema@leegov.com)

1386477\_1.DOC

10/11/07

Cyfy: Matt  
Pam

LEE COUNTY  
RECEIVED

07 OCT 11 AM 10:29

COMM. DEV./  
PUB. WRKS. CNTR.  
SECOND FLOOR

The Honorable Bob Janes  
Lee County Commission  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Dear Commissioner Janes:

As a resident of Duke Highway, I'd like to bring to your attention recent activities by Bonita Bay Group related to their North River Village project on CR 31 and River Road.

During the past six months, Susan Watts has held ongoing meetings with area residents to share the company's initial concepts for the project and to get our feedback. Based on that feedback, they have continually updated the plans to ensure compatibility with our homes on Duke Highway and to address our concerns related to roads, utilities and the rural character of the area.

Bonita Bay Group is a high caliber developer, and their plans for clustered density and preserved edge conditions set a very good precedent for the area. I hope you'll support their project as it goes through the approval process.

Thank you.

Sincerely,



Roger Culver  
14120 Duke Highway  
Alva, Florida 33920  
239-693-2214

CC: Paul O'Connor  
Mary Gibbs  
Donna Marie Collins

January 20, 2009

The Honorable Ray Judah  
Lee County Board of County Commissioners  
Post Office Box 398  
Ft. Myers, Florida 33902-0398

Dear Commissioner Judah:

I am writing in support of Bonita Bay Group's Comprehensive Plan Amendment for North River Village. I have had two opportunities to review their plan as it has evolved over the last year. I think this proposal is an example of how we need to model our community development to prepare for the next wave of growth in Lee County.

As you know, I was trained as a systems ecologist not a community planner, but since my arrival in southwest Florida, I have attempted to 'cross-train' into this discipline where the science concepts I teach and research have their most important and practical application. In the twelve years that I have been here I have seen a tremendous number of developments from a wide variety of developers. Too many seem to be driven by an assured profit, rather than innovative approaches to fitting people on our landscape. Too many involve development organizations who are in our community only long enough to reap their profits, and then to move on to other places to do the same. I have never felt that way about the Bonita Bay Group. This summer I am hosting an interesting inter-institution course between Florida Gulf Coast University and West Texas A&M. A group of our students will travel to Amarillo to examine water science and policy issues in west Texas, and then we will return to southwest Florida, with students from WTAMU, to examine those same issues on our landscape. One of the stops I have planned is to visit The Brooks, as a progressive example of how to develop our landscape while considering, and restoring, historic hydrology.

I think I understand concerns about setting precedents relative to changes in landuse codes and maximum densities. I believe this type of proposal should always be considered carefully. In my opinion, part of the consideration should be based on the new standard that the applicant will provide. I feel our current model of gated golf course communities is not sustainable, and we need new models, which probably will put more people at higher densities in some parts of the landscape. I think clustering densities is one necessary step toward creating a sustainable landscape as it allows centralized infrastructure including water and sewage treatment. I am concerned that large areas of lower density can result in the type of sprawl we need to avoid. It appears that North River Village could be a bench-mark for the type of community we will need in the future. The plan includes a large percentage of open space, and efforts to restore both water flow ways and wildlife corridors. I think the other public benefits included in the plan: public access to the river, public bike and walking trails, local retail and dining open to the public and public marinas; should also be considered.

(239) 590-7150 • FAX: (239) 590-7200

10501 FGCU Boulevard South • Fort Myers, Florida 33965-6565

An Affirmative Action Equal Opportunity Employer • A member of the State University System of Florida



I appreciate the important and difficult task you face in helping to shape the future of our landscape and our community. I feel this proposed amendment, if passed, will be one you will be able to look back on with pride.

Thank you for considering my comments and opinion. It is important to note that this letter does not reflect any position of the university, or of any of the organizations or agencies I work with.

Sincerely,

A handwritten signature in black ink, appearing to read "Edwin M. Everham III". The signature is fluid and cursive, with the first name "Edwin" and last name "Everham" being more prominent.

Edwin M. Everham III, Ph.D.

cc: Mr. Brian Bigelow  
Ms. Tammy Hall  
Mr. Bob Janes  
Mr. Frank Mann  
Mr. Matt Noble  
Ms. Janet Miller

September 23, 2008

Commissioner Brian Bigelow  
Commissioner Tammy Hall  
Commissioner Bob Janes  
Commissioner Ray Judah  
Commissioner Frank Mann  
Post Office Box 398  
Fort Myers, FL 33902

RECEIVED  
SEP 24 2008  
COMMUNITY DEVELOPMENT

Dear Commissioners:

As a North Olga/Extension of Babcock Ranch landowner, I strongly support Bonita Bay Group's plans for North River Village.

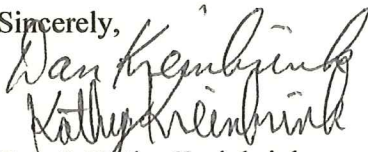
This is a Comprehensive Plan Amendment that is truly in the best interests of the people of Lee County. It moves density away from the floodplain into an area that is surrounded by existing or planned density – the Olga area south of the river, the Bayshore area west of SR 31 and the Babcock Ranch area immediately to the north.

Bonita Bay Group's plans are consistent with the principles of smart growth and sustainable development. They cluster density, promote walkability and preserve natural resources and open space. The plan promotes public access to Trout Creek, the Caloosahatchee River and Williams Island.

Please do not allow a small, but very vocal community nine miles to the east of North Olga, to control the density of our neighborhood. It would be prudent to move growth away from the Gulf of Mexico and more inland. "Do the Right Thing."

I encourage you to adopt the North River Village Comp Plan Amendment. It is in the best interests of Lee County. Thank you.

Sincerely,



Dan & Kathy Kreinbrink

cc: ✓ Matt Noble  
Mary Gibbs

10/11/07  
dme

To: MATH  
Cc: Pam

LEE COUNTY  
RECEIVED

07 OCT 11 AM 10:30

COMM. DEV./  
PUB. WRKS. CNTR.  
SECOND FLOOR

October 10, 2007

The Honorable Bob Janes  
Lee County Commission  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Dear Commissioner Janes:

I recently attended a meeting where Bonita Bay Group presented their plans for developing a community on land they own in Olga, north of the Caloosahatchee and south of River Road. We appreciate their efforts to reach out to the community for input and their openness to hearing feedback from the residents of Duke Highway and the surrounding area.

I believe that their plan is very well conceived and applaud their commitment to green building, native landscaping and environmentally responsible development. The river is such an important asset to our region, and it is critically important that we all work together to establish new standards for water management and the preservation of natural areas.

Thank you for your consideration.

Sincerely,



Sandra Ronco  
14640 Duke Highway  
Alva, Florida 33920  
(239) 694-2140

CC: BOCC  
Paul O'Connor  
Mary Gibbs  
Donna M. Collins

**Hock, Donna**

---

**From:** Noble, Matthew A.  
**Sent:** Wednesday, September 17, 2008 7:16 AM  
**To:** Dan Delisi; Margaret Emblidge  
**Cc:** Hock, Donna  
**Subject:** FW: Support for North River Village

FYI...Donna for the file...

---

**From:** Don & Jan Spaulding [mailto:donjan@comcast.net]  
**Sent:** Tuesday, September 16, 2008 6:45 PM  
**To:** Don & Janet Spaulding; Noble, Matthew A.; rwawessel@sccf.org; lmt7979@hotmail.com; carleton819@aol.com; rippemj@embarqmail.com; ringe@landsolutions.net; lessgov@lescochran.com; nandress@comcast.net  
**Subject:** Support for North River Village

**Below is a copy of an email that I have sent to each of our County's Board supporting the North River Village Project. I would appreciate your consideration of my reasons for supporting this Project and hope that you also find that it is a wise way to use this land.**

**Don Spaulding**

**To: Lee County Commissioners**

**Honorable Brian Bigelow**

**Honorable Tammy Hall**

**Honorable Bob Janes**

**Honorable Ray Judah**

**Honorable Frank Mann**

**From: Don Spaulding**

**14290 Hickory Links Ct.**

**Fort Myers, FL 33912**

**I am writing you to encourage your approval of the North River Village project proposed and by the Bonita Bay Group. This project is tentatively on the agenda for LPA on September 22nd. The land Bonita Bay owns in the North River Village Plan will be developed some day. The question is when and by whom? I strongly feel that Bonita Bay, and their current plan, is the best developer for this land. Please work with Bonita Bay in getting this project approved.**

9/17/2008



**I have had the privilege to play golf and visit most of the Bonita Bay Communities in Southwest Florida and know that they are at the top of the list in terms of not only protecting and protecting and improving the environment as well as building communities that are "owner friendly" and "neighbor friendly".**

**The central sewer system they plan, if they get approval of 2 units/acre instead of 1/acre, is a tremendous plus for the waterways of that area. It is costly to do this and will not be done by a developer unless the economics can work out. 2 units/acre is still a very low density for gaining the sewer system as well as all of the other environmentally and user friendly features that Bonita Bay has included in their plan.**

**Bonita Bay's comprehensive plan lays out a roadmap that will provide for:**

- Smart Growth**
- Wise Environmental Stewardship**
- A Green Community**
- Economic Growth**
- Public Access and Use**

**I strongly support their plan after carefully studying its details and believe it will be a very positive addition to this area of Lee County.**

**My Best,**

**Don Spaulding**

**239-247-1741**



RECEIVED  
SEP 23 2008

COMMUNITY DEVELOPMENT

Matt Noble  
Principal Planner  
Comprehensive Plan Land Use  
1500 Monroe St, 2nd Floor  
Fort Myers, FL 33901-5500

September 22, 2008

Dear Mr. Noble,

Last month I was invited to a presentation of Bonita Bay Group's plan for the new community of North River Village. Since I am a resident of North Fort Myers and have a home on the river, I was quite curious to learn what they might have in mind for our area.

As Mr. Paul Pass, of Bonita Bay Group, described the homes that would be built, the site improvements that would be made and the general character of the community, I was quite pleased with what I heard. But, I was surprised to later hear that there were some misgivings about the plan among other residents in the area.

I have lived in North Fort Myers near SR 78 since I moved here in 1984. My wife and I have often, over the course of those years, taken the drive to Alva and Labelle along North River Road when we needed to escape the more hectic side of life in fast-growing Lee County. The stretch along North River Road from Owl Creek Marina to North Olga Drive and down Duke Highway is still our favorite part of the trip. That is why I was delighted to hear that if that land were to be developed, Bonita Bay might be the one to do so.

I have a great deal of respect for Bonita Bay Group because I have seen the quality standards they have set over the years. I have visited most of the communities they have built, I have met many of the people who devised and who believe in those standards and even worked with some of them in business and civic settings. If this property is to be developed, there is not an organization in the nation that is more capable of doing it right than Bonita Bay Group.

No one will preserve the natural setting, minimize the impact on the environment or ensure responsible building practices are followed as well as they will. No one will clean up and maintain the approaches to the property and avoid the garishness and "scorched earth" look so many communities have left us with over the years. And no one will do more to elevate the quality of life of the residents and foster the neighborly feeling that we have always had along the north shore of the river.

After reviewing the current zoning, I can see other outcomes that might lie in wait for this land that are not at all pleasant. I believe that their plan is the only approach that will not only preserve a peaceful, beautiful, bit of the real Florida, but it will herald a long awaited rebirth of our area. Incidentally one of the reasons I like the north shore so much is that it is the site of the original settlement that became Fort Myers — it was called "New Prospect". That's what I see in their community proposal.

Cordially,

Thomas D. Tweed