

**Pine Road Neighborhood Petition
For
Removal from ECPP Boundary Overlay**

Currently, the ECPP boundary overlay cuts our Pine Rd. neighborhood down the middle.

We, the undersigned, hereby petition the Board of County Commissioners (BOCC), Lee County, Florida, to initiate a Comprehensive Land Use Plan Amendment, on our behalf, for the September 2005 round of amendments, to remove all areas of our Pine Rd. neighborhood from the ECPP boundary overlay. The Pine Rd. neighborhood includes, but is not necessarily limited to, Pine Rd., Bristol, Adams, Beaulieu, and Allaire. We want our neighborhood removed from the overlay boundary and included within boundaries, current or future, that keep us aligned with the San Carlos Park Fire District.

Further, we petition the BOCC to initiate an additional Comp Plan Amendment that will remove all communities currently served by the San Carlos Park Fire District from the ECPP boundary overlay so that these communities may be included in any future San Carlos Park community plan.

Copies of these individual petitions shall be made available to each of the County Commissioners. In addition, copies shall be provided to Lee County's Planning Department through our meetings with Jim Mudd, Rick Burris, and/or any other Lee County planners/department directors.

Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s): _____

Address: _____

E-Mail: _____

Date: _____

20-46-25-01-00009.1010

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Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s): _____

Address: _____

1976E Beaulieu Ct
Ft Myers, FL 33908

E-Mail: _____

Date: _____

20-46-25-12-0000A.0170

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Thank you for promptly addressing our concerns.

Signed: ~~MARK HUME~~ 

Printed name(s): MARK HUME

Address: 19700 BRISTOL ROAD.
FORT MYERS, FL

E-Mail: _____

Date: 6/28/05

20-46-25-06-00012.013B

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Thank you for promptly addressing our concerns.

Signed: Mark A. Jacobs

Printed name(s): Mark A. Jacobs

Address: 4490 Pine Rd.

Ft. Myers FL 33908

E-Mail: mjacobs5@netzero.com

Date: 6-28-05

20-46-25-00-00002.0020

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Thank you for promptly addressing our concerns.

Signed: Rachael L. Jacobs

Printed name(s): Rachael L. Jacobs

Address: 4490 Pine Rd.

Fl. Myers, FL 33908

E-Mail: _____

Date: 6/28/05

Same as previous

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Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s):

Address: _____

E-Mail: _____

Date: _____

20-46-25-12-0000A. 0180

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Thank you for promptly addressing our concerns.

Signed: Debbie Nemitz

Printed name(s): Debbie Nemitz

Address: 4470 Pine Rd.
Ft. Myers, FL 33908

E-Mail: _____

Date: 6/28/05

20-46-25-00-00002-0210

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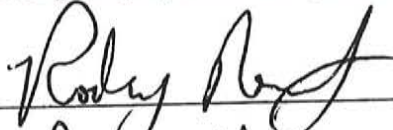
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Thank you for promptly addressing our concerns.

Signed: _____



Printed name(s): _____

RODNEY NEMITZ

Address: _____

4470 PINE RD.

FORT MYERS, FL 33908

E-Mail: _____

RNemitz53@AOL.COM

Date: _____

6/28/05

same as previous

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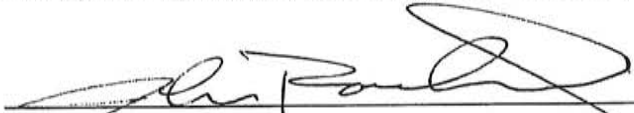

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Thank you for promptly addressing our concerns.

Signed:

 / 

Printed name(s):

JOHN ROWLAND / Sharon Rowland

Address:

19959 Beaulieu Ct.

Ft. Myers, FL 33908

E-Mail:

Sjrowland@comcast.net

Date:

6/28/05

20-46-25-12-0000B.0140

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Thank you for promptly addressing our concerns.

Signed: Carla Serenko

Printed name(s): KARLA SERENKO

Address: 19751 Beaulieu Ct.
St. Myers, FL 33908

E-Mail: KOKOCHAR@worldnet.att.net

Date: 6/29/05

20-46-25-12-0000 B.0010

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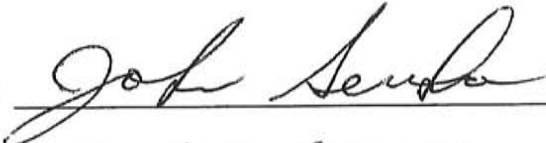
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Signed: _____



Printed name(s): JOHN SERENKO

Address: 19751 Beaulieu Ct.

St. Myers, FL 33908

E-Mail: KOKOHAR@worldnet.att.net

Date: 6/29/05

Same as previous

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Signed: _____



Printed name(s): Michael P. Westhater

Address: 4510 Pine Rd.

Ft. Myers, FL 33908

E-Mail: mwesthater@mitchellstark.com

Date: 6.28.05

20-46-25-01-00009.0010

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Thank you for promptly addressing our concerns.

Signed: Robin L. Westhafer

Printed name(s): Robin L. Westhafer

Address: 4510 Pine Rd.

Ft. Myers, FL 33908

E-Mail: rwesthafer@earthlink.net

Date: 6.28.05

Same as previous

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Thank you for promptly addressing our concerns.

Signed: Cathy Stephens

Printed name(s): CATHY STEPHENS

Address: 4530 Pine Rd.
Ft Myers, FL 33908

E-Mail: Termitefamily@aol.com

Date: 7.21.05

20-46-25-01-00009.0070

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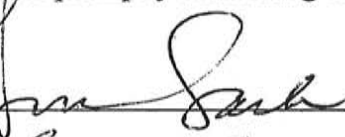
Signed: _____

Printed name(s):

Address:

E-Mail:

Date:



Gina Sarbo

4430 Pine Rd

FT MYERS, FL

gina.sarbo@astound.net

7/12/05

20-46-25-00-00012,013E

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Thank you for promptly addressing our concerns.

Signed: 

Printed name(s): Ed Ammerman

Address: 4430 Pine Rd 1
FT Myers FL 33908

E-Mail: WHILHAKER@ASTOUND.NET

Date: 7/14/05

Same as previous

San Carlos/Estero

Carla Serenko - (h) 332-7543 (c) 489-2553

Chris Smith, The Vines - 267-8029^(h) 246-6100^(c)

Jane McNew, Belle Lago - (h) 498-3199 (c) 202-441-2266

Jerry Means - 267-6215 The Harborage

Enter Belle Lago - meeting at clubhouse

June 27 Mon. @ 6:00 Hancy's Cafe (Best Western) 41 Constitution
June 28 Tue. @ 7:00 Lehigh Acres
June 29 Wed. @ 7:00 Gumpert Residence Beaulieu Ct.
June 30 Thurs. @ 6:00 Belle Lago
July 1 Thurs. @ 7:00 The Vines Community Association
July 19 Tues @ 4:00 Breckenridge Master Board

Osprey Cove

Thurs. @ 6:00 Gumpert Residence

47 Belle Lago

The Vines: Bob Trehella, pres. Vines Community Association
Jake Slot
Haskel Thompson
Chris Smith
Jack Smith

James Mudd - Pine Rd.

From: "Carla Serenko" <kokohar@worldnet.att.net>
To: "James Mudd" <JMUDD@leegov.com>
Date: 7/13/2005 9:07 AM
Subject: Pine Rd.

Hi, Jim.

Sorry I haven't responded sooner but the Gumperts are still on vacation and I haven't had the ability to check on how many more petitions might be in the works. I've enclosed a blank petition, though, for your information.

As we mentioned during our evening meeting with a few of the Pine Rd. representatives, we really support removing SCP communities from the ECPP boundary overlay. When we designed the petition, we included a paragraph to that effect, in addition to one that specifically addresses removing our Pine Rd. community from the boundary overlay.

Seeing as the various communities will weigh in with their own opinions, we don't want an "everything or nothing" approach. We'd be happy with having a commissioners' initiative, in this round of comp plan amendments, brought forward for just our community if that's the way it works out.

Jim, I have to thank you again for the restraint and professionalism you demonstrated in the face of some persistent discussions. I truly appreciate your decision to support the commissioners doing a comp plan amendment on behalf of the Pine Rd. community.

Let me know if anything changes or you need further clarification before the August 1 M&P.

Take good care!
Carla

James Mudd - Today's Meeting

From: "Gaye & Chris Smith" <birdies4u@comcast.net>
To: "Jim Mudd" <jmudd@leegov.com>
Date: 7/1/2005 4:12 PM
Subject: Today's Meeting
CC: "RW Collins" <theotherbob@earthlink.net>, "Russ Rees" <rumarees2003@yahoo.com>, "Mary Beth Brummett" <mbvines@aol.com>, "Faie Saunders" <Faie1027@comcast.net>, "Bernie Seyferlich" <xberniex@earthlink.net>, "Haskel Thompson" <haskel@cyberstreet.com>, "Bob Trehwella" <rtrehwella@comcast.net>, <mgibbs@leegov.com>, "Skip Loper" <skiploper@comcast.net>, "Maggie Weston" <chicagols@earthlink.net>, <GRussBrad@aol.com>, "GEORGE DEANGELIS" <GPD@DEANGELISIRON.COM>, "dick Mcphail" <generalmanager@esterocc.com>, "Chuck Freed" <cfreed2@msn.com>, "Allen Fox" <wbranchgcf@aol.com>, "Ed Romano" <conrom@bellelagofl.com>

Hi Jim

Just to confirm our discussions today relative to the Estero Planning District and the San Carlos Fire District. Present at the meeting were Bob Trehwella, President of the Vines Community Assoc., Jake Slot and Haskel Thompson, Board members of the VCA and myself, Chris Smith VCA representative to the ECCL.

We confirmed the existing position that The Vines wants to remain in the Estero Planning District and the San Carlos Fire District. You indicated that you will be contacting the representatives of Breckenridge for their input. Your recommendation will include dropping the Pine Rd. area out of the Estero Planning District and placing them in San Carlos Planning District. The balance of the communities in the Estero Planning District will remain as presently defined.

If we may be of additional support please feel free to call.

Chris Smith

James Mudd - Belle Lago's vote to remain in the Estero Community Plan

From: <JaneMcNew@aol.com>
To: <JMUDD@leegov.com>
Date: 7/1/2005 10:48 AM
Subject: Belle Lago's vote to remain in the Estero Community Plan
CC: <NEN13@aol.com>, <doneslick@comcast.net>, <birdies4u@comcast.net>

Dear Jim:

Thank you for giving a lucid informative talk about the County's history as it relates to the issue of the various boundaries in which Belle Lago resides. Both you and Neal Noethlich gave concise, factual presentations which kept our residents closely listening throughout with a good a good Q and A afterwards. We had 48 attendees; I handed you a couple more letters from out-of towners, and you have acknowledged receiving 5 or 6 emails all unequivocally opposed to leaving the ECP. Considering our community has only closed on 80 homes to date, I think we turned out quite nicely to deal with the issue to go or stay in the ECP. With resounding unanimity and in the absence of any pressure from anyone, the vote was to remain with the ECP. We trust this is the end of it. We wish not to be visited with any further attempts to remove us from Estero. We are pleased with all our boundaries except that of our zip code which is, of course, a Federal issue. Please convey the outcome of our vote to the BOCC.

Sincerely,

Jane McNew

James Mudd - no

From: "Jeff Pomarici" <bls57@msn.com>
To: <jmudd@leegov.com>
Date: 6/30/2005 8:22 AM
Subject: no

we are at 19624 casa verde way BELLE LAGO and are very much opposed to belle lago being withheld from the estero community plan. we want to be involved within the estero community. It's impossible for us to attend the meeting but our representative ROB EHLER of 19686 casa verde can speak out

21-46-25-08-00000 - 0400

TO: MR. MUDD

Why DO WE (BELLE AGO)
HAVE BE BE INVOLVED IN THE
SAN CARLOS PLANNING, WE ARE
AGAINST THIS & JUST WANT TO
REMAIN IN THE ESTERO PLANNING AREA
WHERE ITS SUPPOSED TO BE.

Thankyou

JR

James Mudd - Belle Lago community should remain in the Estero Community Planning Area

From: <PETECAP928@aol.com>
To: <JMUDD@leegov.com>
Date: 6/28/2005 7:51 PM
Subject: Belle Lago community should remain in the Estero Community Planning Area

Dear Mr. Mudd;

We are the owners of 19680 Casa Verde Way in Belle Lago, Estero Florida. At this time it is impossible for us to attend the June 30, 2005 meeting at the Belle Lago Clubhouse due to the fact that we are in New Jersey at this time. We wish to express our feelings that in no uncertain terms that we are opposed to Belle Lago being withheld from the Estero Community Plan. We are proud to live in Estero and want to be involved within the Estero Community. Due to the fact that we can not attend, our representative, Mr Rob Ehler of 19696 Casa Verde Way in Belle Lago, has our permission to speak in our behalf. Thank you for you time and understanding.

Yours truly
Peter A. Zams
Margaret J. Carberry
Owners

21-46-25-08-60000-0470
~~50500~~

James Mudd - Belle Lago community response - 6/30 meeting

From: "Chadwick, Lori" <LChadwick@webmd.net>
To: <JMUDD@leegov.com>
Date: 6/29/2005 9:31 PM
Subject: Belle Lago community response - 6/30 meeting
CC: <JaneMcNew@aol.com>

Jim - I am unable to attend the meeting at Belle Lago to convey my response personally. However, I wanted you to know that my husband & I strongly vote to have us stay with the Estero Community Planning area. I don't want anything to do with San Carlos Park & I think the residents of Belle Lago will greatly benefit from the existing relationship we have with the Estero Community.

I am located at 19928 Casa Verde Way, lot 78. Thank you advance for your cooperation and for taking a proactive approach with the residence of Belle Lago. Feel free to contact me at the below numbers if you have any questions. Thanks again.

Regards,

Lori Chadwick
Director, Medical Sales
WebMD Business Services
732.793.9266 - office
732.793.9267 - fax
732.859.9909 - cell
LChadwick@WebMD.net

-28-
21-46-25-00000, 0780

June 29, 2005

Attn: James Mudd,
Lee County Planning

Re: Belle Lago removed to San Carlos

We bought believing we were part of
the Estero Community Plan, and it is
very important to us. We vote to stay
with Estero.

21-46-25-08-00000 - 2390

Susan + Lonnie Eberhard
8501 Sedona Circle

Subj: ESTERO COMMUNITY PLANNING AREA
Date: 6/29/2005 10:52:38 AM Eastern Standard Time
From: le_cadre@yahoo.com
To: janemcnew@aol.com

Hi Jane... this e-mail is from Steve & Christina Spears lot # 68, 19848 Casa Verde Way. We will not be able to attend the meeting Thur evening, but wish to express thru this e-mail our adamant desire to remain in "THE ESTERO COMMUNITY PLANNING AREA". Please print and use this as our vote if necessary to do such. We will be available by cell phone if needed. 239-405-4222.

Thank You... The Spears

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21-46-25-08-00000. 0680



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

June 1, 2005

COMMISSIONER

JUN 03 2005

JOHN ALBION

Lee County Commission
Commissioner John E. Albion
P.O. Box 398
Ft. Myers, FL 33902-0398

Dear Commissioner Albion:

The San Carlos Park Fire Protection and Rescue Service District has been approached by the citizens of the District that lie in the overlay planning area of the Estero Community Planning Panel (ECPP) and feel that they are not getting equal representation on the ECPP area.

The Chairperson of the San Carlos Park Fire Protection and Rescue Service District and agency representatives met with the citizens affected by the "overlap" area to enlist our support for the adjustment of the current Estero Planning Area's boundaries. Residents concerned with inadequate ECPP consideration outlined their intent to create a San Carlos Park planning panel to ensure consistency and uniformity in the design of our growing community. We strongly urge the County staff to discuss this option and other options with the residents.

The San Carlos Park Fire Board has discussed the matter of inadequate representation and is in agreement with the resident's request to change the boundary of the Estero Planning Area. The boundary they wish to change would coincide with the boundary of the San Carlos Park Fire District. The San Carlos Park Fire Board members do not object to any change and use of our boundary by the citizens in the "overlap" area.

If you should have any questions concerning this matter, please feel free to contact me at (239)267-7525.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lou Garofalo".

Mary Lou Garofalo, Chairperson
San Carlos Park Fire District
Board of Fire Commissioners

James Mudd - Thursday@ Belle Lago

From: <JaneMcNew@aol.com>
To: <NEN13@aol.com>, <JMUDD@leegov.com>
Date: 6/24/2005 5:16 PM
Subject: Thursday@ Belle Lago

Jim and Neal --

Jim called this afternoon while I was at the Estero transportation committee. The message I received is that Jim is fine with whatever we wish to do at the meeting; i.e., discuss the history and background of why we became part of the ECP while in the San Carlos Fire District and what are the implications of remaining in the ECP or opting out. This will empower them to form a decision, let Jim know, and that is the end of the business at hand.

I'd like a little bio from each by way of introduction so we can quickly open up the floor to questions. It is my guess that most have figured out some things, and not other things, so I don't know quite where you might begin and end. Therefore, with their questions and your answers, we will find out quickly. Neal, you might like to take the opportunity to say some things by way of background of Estero, and Jim would as well as to how Lee County and your office oversees the County and interact with incorporated and unincorporated areas.

As far as attendance, I would estimate somewhere around 25 or a little better. Once you are out of your cars, come through the central breezeway, go into the pool area, turn right and enter the first door which is the meeting room. Let me know if you have further questions. My cell: 202-441-2266.

Possibly, there may be interest in adding to the end of the agenda some Belle Lago business. I have no idea yet. But if that is true, you are welcome to go as you see fit.

Looking forward to seeing you Thursday.

Sincerely,

Jane McNew

James Mudd - The Lee County Board of County Commissioners requests a response from Belle Lago

From: <JaneMcNew@aol.com>
Date: 6/26/2005 10:59 AM
Subject: The Lee County Board of County Commissioners requests a response from Belle Lago

To: Residents of Belle Lago

You are invited to attend a meeting at the club house to discuss if the Belle Lago community should remain in the Estero Community Planning area or become a part of a to-be-formed San Carlos Park Planning area. The Board of County Commissioners (BOCC) rejected Commissioner Ray Judah's suggestion of a survey of all the residents of the overlap area. Instead they decided that County Community Development staff should consult with the leaders and residents of each residential community within the overlap area to determine our preference regarding the two community planning areas and then report back to the BOCC in early August.

A meeting with Jim Mudd, AICP, Principal Planner, Lee County Department of Community Development has been scheduled for Belle Lago residents on THURSDAY JUNE 30 at 6 P.M. in our Club House. Joining Mr. Mudd will be Neal

Noethlich, Chair of the Estero Community Planning Panel (ECP), to answer your questions about ECP, its Estero Community Plan, and its role in the planning and zoning process.

You are urged to attend, ask any questions of Mr. Mudd and Mr. Noethlich (pronounced Natelick) and express your determination to stay in the Estero Community Planning area or to have the County Board initiate the process of removing Belle Lago from the Estero Community Planning area to the proposed

San Carlos Planning area.

Should you have any questions, please email or call 498-3199. The following "Fact Sheet" contains information useful as a preface to the meeting.

James Mudd - Re: Vines Mtg.

From: "Gaye & Chris Smith" <birdies4u@comcast.net>
To: "James Mudd" <JMUDD@leegov.com>
Date: 6/27/2005 11:06 AM
Subject: Re: Vines Mtg.

Hi Jim

Let's meet in the lobby of the club at 2:00 PM on Friday.
See you then
Chris Smith

----- Original Message -----

From: James Mudd
To: birdies4u@comcast.net
Sent: Monday, June 27, 2005 7:23 AM
Subject: Re: Vines Mtg.

Thank you, Chris. Friday afternoon works the best for me. 2:00 p.m. would work well and I can come to Estero to meet. Let me know a location and I'll be there. Thanks.

Jim Mudd, AICP
Principal Planner
Lee County Department of Community Development
Division of Planning
1500 Monroe Street, Fort Myers FL 33901
Email: jmudd@leegov.com
Phone (239) 479-8180 Fax (239) 479-8319

>>> "Gaye & Chris Smith" <birdies4u@comcast.net> 06/24/05 03:50PM >>>
Hi Jim

Just to confirm my phone message to you today. We are available to meet next week on Wed., Thurs. or Fri. afternoons. Please advise your choice, time and location and we will be there.

Chris Smith

James Mudd - Re: Meeting with key leaders in Breckenridge

From: "William R. Brown" <aquilla@ix.netcom.com>
To: "James Mudd" <JMUDD@leegov.com>
Date: 6/30/2005 4:27 PM
Subject: Re: Meeting with key leaders in Breckenridge

Jim -

The Master Board Workshop in which they would like you to participate is scheduled for 4:00 P.M. on July 19 in the Breckenridge Clubhouse. You can have as much time as you need. Hope you can make it?

Regards,

Bill

----- Original Message -----

From: James Mudd

To: aquilla@ix.netcom.com

Sent: 6/28/2005 2:38:02 PM

Subject: Re: Meeting with key leaders in Breckenridge

Thank you, Mr. Brown. I look forward to it.

Jim Mudd, AICP

Principal Planner

Lee County Department of Community Development

Division of Planning

1500 Monroe Street, Fort Myers FL 33901

Email: jmudd@leegov.com

Phone (239) 479-8180 Fax (239) 479-8319

>>> "William R. Brown" <aquilla@ix.netcom.com> 06/27/05 10:05PM

>>>

Jim -

I have been attempting to set up a meeting for you with key people in Breckenridge, but at this point they all are out town.

Since some of them are year-a-round residents I expect I will be hearing from some of them shortly. The President of the Master bird is a snow-bird, but the Vice President is not.

Regards,

Bill

William R. Brown
aquilla@ix.netcom.com
EarthLink Revolves Around You.

James Mudd - The Lee County Board of County Commissioners requests a response from Belle Lago

From: <JaneMcNew@aol.com>
Date: 6/26/2005 10:59 AM
Subject: The Lee County Board of County Commissioners requests a
response from Belle Lago

To: Residents of Belle Lago

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Should you have any questions, please email or call 498-3199. The following "Fact Sheet" contains information useful as a preface to the meeting.

Sincerely,

Jane McNew

Fact Sheet

On January 10, 2002 the Lee County Board of County Commissioners (BOCC) approved a Community Plan for the Estero Community Planning Area. The Estero Community Planning Area contains the entire occupied, western end of the Estero Fire Rescue District and some areas north of Estero Parkway that are served by the San Carlos Park Fire District. The residents and property owners east of US 41 and north of Estero were included by the County because they asked to be included. Many of these properties have been developed since 2002 or will soon be developed. They are: the Wal-Mart site; Osprey Cove; Belle Lago; The Reserve of Estero and The Vines. Only County staff knows why they decided to include some San Carlos Fire District properties west of US 41 into the Estero Community Planning Area.

The Estero Community Plan and related Land Development Code provisions provide the residents of the Estero Community Planning Area with more opportunities for public input on zoning and development issues and far higher development standards than any other area of Lee County. All developers seeking zoning approval for an Estero project must hold a community meeting in Estero prior to filing a zoning application with the County. Later when the project is ready to be constructed the developer must hold another community meeting before filing his application for a Development Order. After each of these meetings the developer must file a report with the County summarizing all the issues raised by the community and what they are going to do about them. These community meetings have been enormously effective in improving the quality of all the approved projects.

The Community Plan and its related Land Development Code provisions provide higher development standards in all of the following areas:

- 1- Buffering between commercial and residential projects;
- 2- Building design and architecture;
- 3- Landscaping along the roadway frontage, in the parking lots and around buildings;
- 4- Pedestrian walkways that are inviting, safe and decorative;
- 5- Area where attractive buildings hide the parking lots;
- 6- Sign standards that encourage monument signs and prohibit pole and pylon

signs and many kinds of temporary signs;

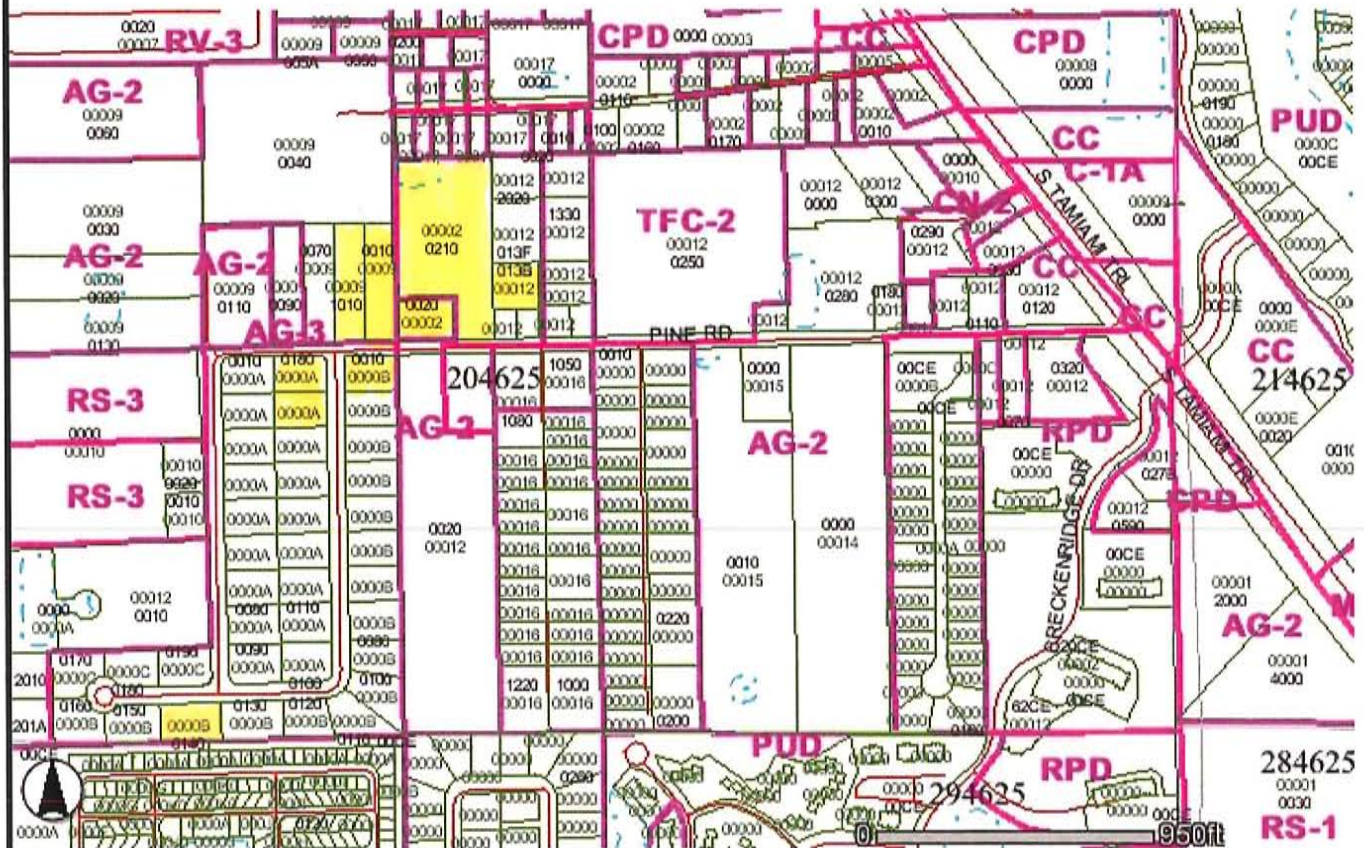
7- Overlay districts that encourage compatibility between neighboring projects;
and

8- Big Box standards that break down the size of these building and break up
their parking lots;

These standards are administered by the Estero Community Planning Panel
and the Estero Design Review Committee both of whom hold public meetings
in the community each month.

**Belle Lago residents: should any choose to not receive further emails on
the subject, please kindly indicate your preference by return email.**

Lee County Map



20 46 25 01 00009.1010

**Pine Road Neighborhood Petition
For
Removal from ECPP Boundary Overlay**

Currently, the ECPP boundary overlay cuts our Pine Rd. neighborhood down the middle.

We, the undersigned, hereby petition the Board of County Commissioners (BOCC), Lee County, Florida, to initiate a Comprehensive Land Use Plan Amendment, on our behalf, for the September 2005 round of amendments, to remove all areas of our Pine Rd. neighborhood from the ECPP boundary overlay. The Pine Rd. neighborhood includes, but is not necessarily limited to, Pine Rd., Bristol, Adams, Beaulieu, and Allaire. We want our neighborhood removed from the overlay boundary and included within boundaries, current or future, that keep us aligned with the San Carlos Park Fire District.

Further, we petition the BOCC to initiate an additional Comp Plan Amendment that will remove all communities currently served by the San Carlos Park Fire District from the ECPP boundary overlay so that these communities may be included in any future San Carlos Park community plan.

Copies of these individual petitions shall be made available to each of the County Commissioners. In addition, copies shall be provided to Lee County's Planning Department through our meetings with Jim Mudd, Rick Burris, and/or any other Lee County planners/department directors.

Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s):

Address: _____

E-Mail: _____

Date: _____

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Thank you for promptly addressing our concerns.

Signed: ~~MARK HUME~~ 

Printed name(s): MARK HUME

Address: 19700 BRISTOL ROAD.

FORT MYERS, FL

E-Mail: _____

Date: 6/28/05

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Thank you for promptly addressing our concerns.

Signed: Mark A. Jacobs

Printed name(s): Mark A. Jacobs

Address: 4490 Pine Rd.

Ft. Myers FL 33908

E-Mail: mjacobs5@netzero.com

Date: 6-28-05

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Thank you for promptly addressing our concerns.

Signed: Rachael L. Jacobs

Printed name(s): Rachael L. Jacobs

Address: 4490 Pine Rd.

Fl. Myers, FL 33908

E-Mail: _____

Date: 6/28/05

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Thank you for promptly addressing our concerns.

Signed: Debbie Nemitz

Printed name(s): Debbie Nemitz

Address: 4470 Pine Rd.

Ft. Myers, FL 33908

E-Mail: _____

Date: 6/28/05

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Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s): RODNEY NEMITZ

Address: 4470 PINE RD.

FORT MYERS, FL 33908

E-Mail: RNemitz53@AOL.COM

Date: 6/28/05

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Signed: _____

Printed name(s):

Address: 19959 Beaulieu Ct.

Ft. Myers, FL 33908

E-Mail:

Sjrowland@comcast.net

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Thank you for promptly addressing our concerns.

Signed: Carla Serenko

Printed name(s): KARLA SERENKO

Address: 19751 Beaulieu Ct.
St. Myers, FL 33908

E-Mail: KOKOHAR@worldnet.att.net

Date: 6/29/05

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Signed: _____



Printed name(s): JOHN SERENKO

Address: _____

19751 Beaulieu Ct.

Alt. Myers, FL 33908

E-Mail: _____

KOKOHAR@worldnet.att.net

Date: _____

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Thank you for promptly addressing our concerns.

Signed: 

Printed name(s): Michael P. Westhaker

Address: 4510 Pine Rd.

Ft. Myers, FL 33908

E-Mail: mwesthaker@mitchellstark.com

Date: 6.28.05

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Thank you for promptly addressing our concerns.

Signed: Robin L. Westhafer

Printed name(s): Robin L. Westhafer

Address: 4510 Pine Rd.

Ft. Myers, FL 33908

E-Mail: rwesthafer@earthlink.net

Date: 6.28.05

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For
Removal from ECPP Boundary Overlay**

Currently, the ECPP boundary overlay cuts our Pine Rd. neighborhood down the middle.

We, the undersigned, hereby petition the Board of County Commissioners (BOCC), Lee County, Florida, to initiate a Comprehensive Land Use Plan Amendment, on our behalf, for the September 2005 round of amendments, to remove all areas of our Pine Rd. neighborhood from the ECPP boundary overlay. The Pine Rd. neighborhood includes, but is not necessarily limited to, Pine Rd., Bristol, Adams, Beaulieu, and Allaire. We want our neighborhood removed from the overlay boundary and included within boundaries, current or future, that keep us aligned with the San Carlos Park Fire District.

Further, we petition the BOCC to initiate an additional Comp Plan Amendment that will remove all communities currently served by the San Carlos Park Fire District from the ECPP boundary overlay so that these communities may be included in any future San Carlos Park community plan.

Copies of these individual petitions shall be made available to each of the County Commissioners. In addition, copies shall be provided to Lee County's Planning Department through our meetings with Jim Mudd, Rick Burris, and/or any other Lee County planners/department directors.

Thank you for promptly addressing our concerns.

Signed: Cathy Stephens

Printed name(s): CATHY STEPHENS

Address: 4530 Pine Rd.

Ft Myers, FL 33908

E-Mail: Termitefamily@aol.com

Date: 7.21.05

**Pine Road Neighborhood Petition
For
Removal from ECPP Boundary Overlay**

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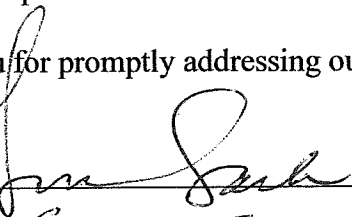
Signed: _____

Printed name(s): _____

Address: _____

E-Mail: _____

Date: _____



Gina Sarbo

4430 Pine Rd

FT MYERS, FL

gina.sarbo@astound.net

7/12/05

**Pine Road Neighborhood Petition
For
Removal from ECPP Boundary Overlay**

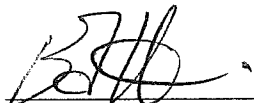
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Thank you for promptly addressing our concerns.

Signed: 

Printed name(s): Ed Ammerman

Address: 4430 Pine Rd 1
FT Myers FL 33908

E-Mail: WHILWAKER@ASTOUND.NET

Date: 7/14/05

James Mudd - Today's Meeting

From: "Gaye & Chris Smith" <birdies4u@comcast.net>
To: "Jim Mudd" <jmudd@leegov.com>
Date: 7/1/2005 4:12 PM
Subject: Today's Meeting
CC: "RW Collins" <theotherbob@earthlink.net>, "Russ Rees" <rumarees2003@yahoo.com>, "Mary Beth Brummett" <mbvines@aol.com>, "Faie Saunders" <Faie1027@comcast.net>, "Bernie Seyferlich" <xberniex@earthlink.net>, "Haskel Thompson" <haskel@cyberstreet.com>, "Bob Trehwella" <rtrehwella@comcast.net>, <mgibbs@leegov.com>, "Skip Loper" <skiploper@comcast.net>, "Maggie Weston" <chicagols@earthlink.net>, <GRussBrad@aol.com>, "GEORGE DEANGELIS" <GPD@DEANGELISIRON.COM>, "dick Mcphail" <generalmanager@esterocc.com>, "Chuck Freed" <cfreed2@msn.com>, "Allen Fox" <wbranchgcf@aol.com>, "Ed Romano" <conrom@bellelagofl.com>

Hi Jim

Just to confirm our discussions today relative to the Estero Planning District and the San Carlos Fire District. Present at the meeting were Bob Trehwella, President of the Vines Community Assoc., Jake Slot and Haskel Thompson, Board members of the VCA and myself, Chris Smith VCA representative to the ECCL.

We confirmed the existing position that The Vines wants to remain in the Estero Planning District and the San Carlos Fire District. You indicated that you will be contacting the representatives of Breckenridge for their input. Your recommendation will include dropping the Pine Rd. area out of the Estero Planning District and placing them in San Carlos Planning District. The balance of the communities in the Estero Planning District will remain as presently defined.

If we may be of additional support please feel free to call.

Chris Smith

James Mudd - Belle Lago's vote to remain in the Estero Community Plan

From: <JaneMcNew@aol.com>
To: <JMUDD@leegov.com>
Date: 7/1/2005 10:48 AM
Subject: Belle Lago's vote to remain in the Estero Community Plan
CC: <NEN13@aol.com>, <doneslick@comcast.net>, <birdies4u@comcast.net>

Dear Jim:

Thank you for giving a lucid informative talk about the County's history as it relates to the issue of the various boundaries in which Belle Lago resides. Both you and Neal Noethlich gave concise, factual presentations which kept our residents closely listening throughout with a good a good Q and A afterwards. We had 48 attendees; I handed you a couple more letters from out-of towners, and you have acknowledged receiving 5 or 6 emails all unequivocally opposed to leaving the ECP. Considering our community has only closed on 80 homes to date, I think we turned out quite nicely to deal with the issue to go or stay in the ECP. With resounding unanimity and in the absence of any pressure from anyone, the vote was to remain with the ECP. We trust this is the end of it. We wish not to be visited with any further attempts to remove us from Estero. We are pleased with all our boundaries except that of our zip code which is, of course, a Federal issue. Please convey the outcome of our vote to the BOCC.

Sincerely,

Jane McNew

James Mudd - no

From: "Jeff Pomarici" <bls57@msn.com>
To: <jmudd@leegov.com>
Date: 6/30/2005 8:22 AM
Subject: no

we are at 19624 casa verde way BELLE LAGO and are very much opposed to belle lago being withheld from the estero community plan. we want to be involved within the estero community. It's impossible for us to attend the meeting but our representative ROB EHLER of 19686 casa verde can speak out

TO: MR. MUDD

Why DO WE (BELLE LAGO)
HAVE BE BE INVOLVED IN THE
SAN CARLOS PLANNING, WE ARE
AGAINST THIS & JUST WANT TO
REMAIN IN THE ESTERO PLANNING AREA
WHERE ITS SUPPOSED TO BE.

Thankyou

JHR

James Mudd - Belle Lago community should remain in the Estero Community Planning Area

From: <PETECAP928@aol.com>
To: <JMUDD@leegov.com>
Date: 6/28/2005 7:51 PM
Subject: Belle Lago community should remain in the Estero Community Planning Area

Dear Mr. Mudd;

We are the owners of 19680 Casa Verde Way in Belle Lago, Estero Florida. At this time it is impossible for us to attend the June 30, 2005 meeting at the Belle Lago Clubhouse due to the fact that we are in New Jersey at this time. We wish to express our feelings that in no uncertain terms that we are opposed to Belle Lago being withheld from the Estero Community Plan. We are proud to live in Estero and want to be involved within the Estero Community. Due to the fact that we can not attend, our representative, Mr Rob Ehler of 19696 Casa Verde Way in Belle Lago, has our permission to speak in our behalf. Thank you for you time and understanding.

Yours truly
Peter A. Zams
Margaret J. Carberry
Owners

James Mudd - Belle Lago community response - 6/30 meeting

From: "Chadwick, Lori" <LChadwick@webmd.net>
To: <JMUDD@leegov.com>
Date: 6/29/2005 9:31 PM
Subject: Belle Lago community response - 6/30 meeting
CC: <JaneMcNew@aol.com>

Jim - I am unable to attend the meeting at Belle Lago to convey my response personally. However, I wanted you to know that my husband & I strongly vote to have us stay with the Estero Community Planning area. I don't want anything to do with San Carlos Park & I think the residents of Belle Lago will greatly benefit from the existing relationship we have with the Estero Community.

I am located at 19928 Casa Verde Way, lot 78. Thank you advance for your cooperation and for taking a proactive approach with the residence of Belle Lago. Feel free to contact me at the below numbers if you have any questions. Thanks again.

Regards,

Lori Chadwick
Director, Medical Sales
WebMD Business Services
732.793.9266 - office
732.793.9267 - fax
732.859.9909 - cell
LChadwick@WebMD.net

June 29, 2005

Attn: James Mudd,
Lee County Planning

Re: Belle Lago removed to San Carlos

We bought believing we were part of
the Estero Community Plan, and it is
very important to us. We vote to stay
with Estero.

Susan + Lonnie Eberhard
8501 Sedona Circle

Subj: ESTERO COMMUNITY PLANNING AREA
Date: 6/29/2005 10:52:38 AM Eastern Standard Time
From: le_cadre@yahoo.com
To: janemcnew@aol.com

Hi Jane... this e-mail is from Steve & Christina Spears lot # 68, 19848 Casa Verde Way. We will not be able to attend the meeting Thur evening, but wish to express thru this e-mail our adamant desire to remain in "THE ESTERO COMMUNITY PLANNING AREA". Please print and use this as our vote if necessary to do such. We will be available by cell phone if needed. 239-405-4222.

Thank You... The Spears

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-01-00009.1010
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tangible Accounts on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE **2005 PRELIMINARY ROLL**.

PROPERTY DETAILS

**OWNER OF
RECORD**

CORZATT JON P
4520 PINE RD
FORT MYERS FL
33908

SITE ADDRESS

4520 PINE RD
FORT
MYERS FL 33908

**LEGAL
DESCRIPTION**

SAN CARLOS
GROVE TRACTS
PB 4 PG 75
PT LOTS 14 + 15
DESC IN OR 3400

[[VIEWER](#)] TAX MAP [[PRINT](#)]

IMAGE OF :

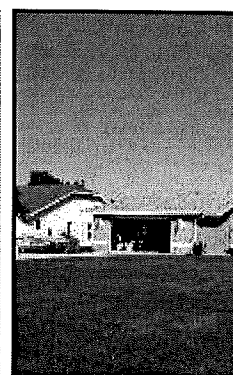


Photo Date:
20

PG 4699

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	195,390	HOMESTEAD	25,000	UNITS OF MEASURE	AC
ASSESSED	195,390	AGRICULTURAL	0	NUMBER OF UNITS	1.00
ASSESSED SOH	190,460	WIDOW	0	FRONTAGE	0
TAXABLE	165,460	WIDOWER	0	DEPTH	0
BUILDING	144,680	DISABILITY	0	BEDROOMS	3
LAND	50,710	WHOLLY	0	BATHROOMS	2
BUILDING FEATURES	17,930	SOH DIFFERENCE	4,930	TOTAL BUILDING SQFT	4,240
LAND FEATURES	530			YEAR IMPROVED	

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT IMPROVE
41,000	4/25/2001	3400/4699	06	Qualified (Fair Market Value / Arms Length /	V

One STRAP #)

0	6/1/1996	<u>2720/2441</u>	03	Disqualified (Interest Sales / Court Docs / Goverment)	V
There are 1 additional parcel(s) with this document (may have been split after the transaction date)...					
<u>20-46-25-01-00009.0010</u>					
0	8/1/1995	<u>0/0</u>	99	Disqualified (Unrecorded Docs / Death Certificates etc.)	V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-01-00009.0010	Split (From another Parcel)	Tuesday, May 01, 2001

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area	R - Residential			
1 - Fort Myers Beach Area	Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (<u>FIRM FAQ</u>)			
		COMMUNITY PANEL	VERSION	DATE	
Category 2	B	125124	0455	B 091984	

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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Page was last modified on Monday, June 06, 2005 5:01:23 PM.

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-46-25-12-0000A.0170
TAX YEAR 2005 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE **2005 PRELIMINARY ROLL**.**PROPERTY DETAILS****OWNER OF
RECORD**GUMPERT
FRANK +
THERESA
19766 BEAULIEU
CT
FORT MYERS FL
33908**SITE ADDRESS**19766 BEAULIEU
CT
FORT
MYERS FL 33908**LEGAL
DESCRIPTION**BELLAIRE SUBD
BLK A[[VIEWER](#)] TAX MAP [[PRINT](#)]

IMAGE OF :

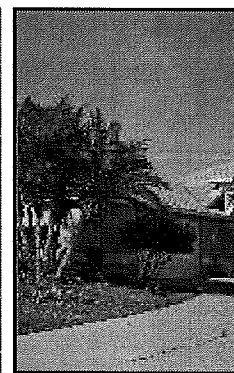
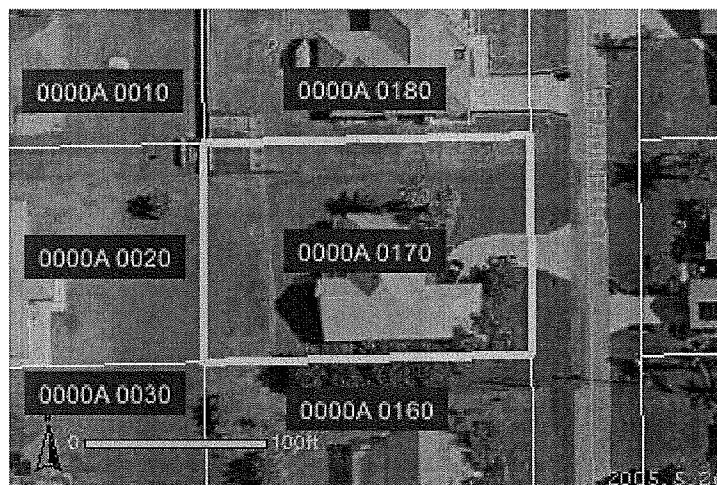


Photo Date:

PHOTO DATED A

PB 36 PG 67
LOT 17

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	305,420	HOMESTEAD	25,000	UNITS OF MEASURE	LT
ASSESSED	305,420	AGRICULTURAL	0	NUMBER OF UNITS	1.00
ASSESSED SOH	305,420	WIDOW	0	FRONTAGE	120
TAXABLE	280,420	WIDOWER	0	DEPTH	177
BUILDING	235,430	DISABILITY	0	BEDROOMS	3
LAND	70,000	WHOLLY	0	BATHROOMS	3
BUILDING FEATURES	18,890	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	5,030
LAND FEATURES	0			YEAR IMPROVED	1996

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT / IMPROVED
315,000	8/17/2004	4425/1950	06	Qualified (Fair Market	I

				Value / Arms Length / One STRAP #)	
28,000	8/1/1994	<u>2533/503</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	6/1/1994	<u>2533/502</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-00-00012.0010	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY PANEL		VERSION	DATE
Category 2	B	125124	0455	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-00-00012.013B
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE **2005 PRELIMINARY ROLL**.

PROPERTY DETAILS

OWNER OF RECORD

HUME MARK
19700 BRISTOL RD
FORT MYERS FL 33908

SITE ADDRESS

19700 BRISTOL RD
FORT MYERS FL 33908

LEGAL DESCRIPTION

PARL IN W 1/2 OF E 1/2 OF
SW 1/4 OF NW 1/4 OF SE 1/4
AKA LTS 2 + 3 BLK A

[VIEWER] TAX MAP [PRINT]**[PICTOMETRY]****TAXING DISTRICT**

164 - SAN CARLOS FIRE

DOR CODE

01 - SINGLE FAMILY
RESIDENTIAL

**PROPERTY VALUES
(TAX ROLL 2005)
[NEW! HISTORY
CHART]**

EXEMPTIONS**ATTRIBUTES**

JUST	203,710	HOMESTEAD	25,000	UNITS OF MEASURE	FF
ASSESSED	203,710	AGRICULTURAL	0	NUMBER OF UNITS	163.00
ASSESSED SOH	203,710	WIDOW	0	FRONTAGE	163
TAXABLE	178,710	WIDOWER	0	DEPTH	165
BUILDING	152,190	DISABILITY	0	BEDROOMS	3
LAND	51,520	WHOLLY	0	BATHROOMS	3
BUILDING FEATURES	15,110	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	4,291
LAND FEATURES	0			YEAR IMPROVED	0

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS	VACAN IMPROV
			TYPE DESCRIPTION	
100	12/31/2003	<u>4176/527</u>	01 Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
100	4/8/2003	<u>3894/2656</u>	01 Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
20,000	10/10/2000	<u>3315/2824</u>	06 Qualified (Fair Market Value / Arms Length / One STRAP #)	V

50,100	5/27/1999	<u>3137/1911</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 5 additional parcel (s) with this document (may have been split after the transaction date)... <u>20-46-25-00-00012.013C,</u> <u>20-46-25-00-00012.013D,</u> <u>20-46-25-00-00012.013F,</u> <u>20-46-25-00-00012.1360,</u> <u>20-46-25-00-00012.2020</u>	V
100	1/1/1996	<u>2684/4173</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
25,000	5/1/1990	<u>2151/4124</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY PANEL	VERSION	DATE	
Category 3	B	125124	0455	B	091984

[Show]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-46-25-00-00002.0020
TAX YEAR 2005 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
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| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE **2005 PRELIMINARY ROLL**.

PROPERTY DETAILS

OWNER OF RECORD

JACOBS MARK A +
RACHAEL L
4490 PINE RD
FORT MYERS FL
33908

SITE ADDRESS

4490 PINE RD
FORT
MYERS FL 33908

LEGAL DESCRIPTION

PARL IN N W 1/4 OF
S E 1/4
SEC 20 TWP 46 R
25 DESC IN
OR 1187 PG 0552

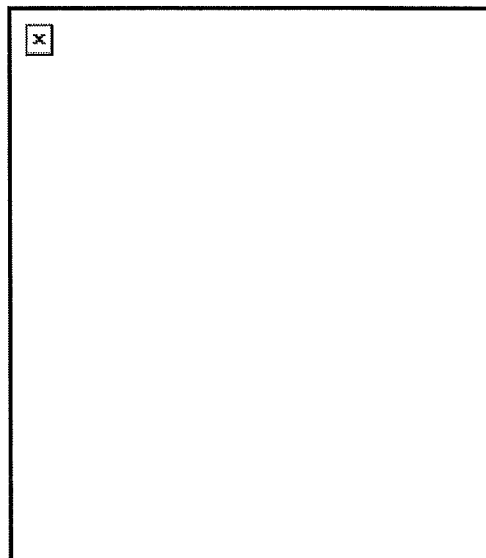
[[VIEWER](#)] TAX
MAP [[PRINT](#)]**IMAGE OF STRUCTURE**

Photo Date: April of 2005

PHOTO DATED AFTER 2005 ROLL

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	134,880	HOMESTEAD	25,000	UNITS OF MEASURE	AC
ASSESSED	134,880	AGRICULTURAL	0	NUMBER OF UNITS	0.50
ASSESSED SOH	123,030	WIDOW	0	FRONTAGE	0
TAXABLE	98,030	WIDOWER	0	DEPTH	0
BUILDING	94,880	DISABILITY	0	BEDROOMS	3
LAND	40,000	WHOLLY	0	BATHROOMS	2
BUILDING FEATURES	640	SOH DIFFERENCE	11,850	TOTAL BUILDING SQFT	2,483
LAND FEATURES	0			YEAR IMPROVED	0

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT / IMPROVED
24,900	8/17/2001	<u>3473/3995</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

0	10/1/1987	<u>1950/4185</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
0	10/1/1987	<u>1953/941</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area	R - Residential			
1 - Fort Myers Beach Area	Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (<u>FIRM FAQ</u>)			
		COMMUNITY PANEL	VERSION	DATE	
Category 3	B	125124	0455	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-12-0000A.0180
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005 \(Preliminary\)](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 PRELIMINARY ROLL.

PROPERTY DETAILS**OWNER OF
RECORD**

KRAWCZYK
ROBERT F +
GEORGE E
19750 BEAULIEU
CT
FT MYERS FL
33908

SITE ADDRESS

19750 BEAULIEU
CT
FORT
MYERS FL 33908

**LEGAL
DESCRIPTION**

BELLAIRE SUBD
BLK A

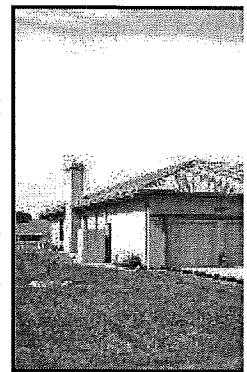
[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)][IMAGE OF](#)

Photo Date:
20

PB 36 PG 67
LOT 18

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	284,860	HOMESTEAD	25,000	UNITS OF MEASURE	LT
ASSESSED	284,860	AGRICULTURAL	0	NUMBER OF UNITS	1.00
ASSESSED SOH	158,330	WIDOW	0	FRONTAGE	125
TAXABLE	132,830	WIDOWER	0	DEPTH	177
BUILDING	213,770	DISABILITY	500	BEDROOMS	3
LAND	71,080	WHOLLY	0	BATHROOMS	2
BUILDING FEATURES	720	SOH DIFFERENCE	126,530	TOTAL BUILDING SQFT	3,785
LAND FEATURES	1,080			YEAR IMPROVED	1991

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VA IMP
28,500	1/1/1990	2121/1620	06	Qualified (Fair Market Value /	

200,000 11/1/1979 1390/1624 02Arms Length / One STRAP
#)Qualified (Multiple STRAP # /
06-09I)There are 14 additional parcel(s)
with this document (may have
been split after the transaction
date)...20-46-25-00-00012.0010,20-46-25-12-00000.000A,20-46-25-12-0000A.0060,20-46-25-12-0000A.0070,20-46-25-12-0000A.0080,20-46-25-12-0000A.0100,20-46-25-12-0000A.0120,20-46-25-12-0000A.0130,20-46-25-12-0000B.0020,20-46-25-12-0000B.0080,20-46-25-12-0000B.0090,20-46-25-12-0000B.0130...*Remaining parcels not listed.***PARCEL RENUMBERING HISTORY**

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-00-00012.0010	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers	R - Residential Category		1	187.80

Beach Area

ELEVATION INFORMATION

STORM SURGE		FLOOD INSURANCE (FIRM FAQ)			
CATEGORY	RATE CODE	COMMUNITY PANEL VERSION		DATE	
Category 2	B	125124	0455	B	091984

[\[Show \]](#)**APPRAISAL DETAILS**

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-00-00002.0210
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NEMITZ RODNEY +
DEBRA A

4470 PINE RD
FORT MYERS FL
33908

SITE ADDRESS

4470 PINE RD
FORT
MYERS FL 33908

LEGAL DESCRIPTION

PARL IN N W 1/4 OF
S E 1/4
SEC 20 TWP 46 R
25 DESC IN

[[VIEWER](#)] TAX
MAP [[PRINT](#)]

**IMAGE OF STRUCTURE**

Photo Date: September
of 2004

OR 1287 PG 1530

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS	ATTRIBUTES	
JUST	417,860	HOMESTEAD	25,000	UNITS OF MEASURE AC
ASSESSED	417,860	AGRICULTURAL	0	NUMBER OF UNITS 4.50
ASSESSED SOH	417,860	WIDOW	0	FRONTAGE 0
TAXABLE	392,860	WIDOWER	0	DEPTH 0
BUILDING	192,040	DISABILITY	0	BEDROOMS 5
LAND	225,810	WHOLLY	0	BATHROOMS 2
BUILDING FEATURES	20,390	SOH DIFFERENCE	0	TOTAL BUILDING SQFT 5,403
LAND FEATURES	0			YEAR IMPROVED 0

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT IMPROVE
82,500	2/5/2002	3584/4504	06	Qualified (Fair Market Value / Arms Length /	V

			One STRAP #)	
0	3/12/2001	<u>3584/4507</u>	03	Disqualified (Interest Sales / Court Docs / Government) V
0	3/12/2001	<u>3584/4506</u>	03	Disqualified (Interest Sales / Court Docs / Government) V
100	1/16/1994	<u>2467/158</u>	04	Disqualified (Multiple STRAP # - 01,03,07) V There are 3 additional parcel (s) with this document (may have been split after the transaction date)... <u>04-44-25-12-00020.0000,</u> <u>04-44-25-12-00020.0010,</u> <u>17-44-25-P2-00030.0000</u>
30,000	7/1/1978	<u>1287/1530</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #) V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-00-00002.0020	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY PANEL VERSION			DATE
Category 3	B	125124	0455	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-12-0000B.0140
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

ROWLAND JOHN W
+ SHARON R
19959 BEAULIEU
CT
FT MYERS FL
33908

SITE ADDRESS

19959 BEAULIEU
CT
FORT
MYERS FL 33908

LEGAL DESCRIPTION

BELLAIRE SUBD
BLK B
PB 36 PG 67
LOT 14

[[VIEWER](#)] TAX
MAP [[PRINT](#)]

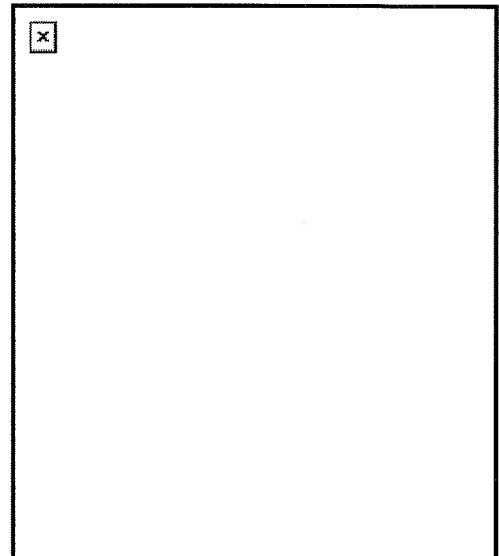
**IMAGE OF STRUCTURE**

Photo Date: July of 2003

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS	ATTRIBUTES	
JUST	267,160	HOMESTEAD	25,000	UNITS OF MEASURE LT
ASSESSED	267,160	AGRICULTURAL	0	NUMBER OF UNITS 1.00
ASSESSED SOH	147,680	WIDOW	0	FRONTAGE 209
TAXABLE	122,680	WIDOWER	0	DEPTH 131
BUILDING	196,370	DISABILITY	0	BEDROOMS 3
LAND	70,800	WHOLLY	0	BATHROOMS 2
BUILDING FEATURES	1,200	SOH DIFFERENCE	119,480	TOTAL BUILDING SQFT 3,698
LAND FEATURES	800			YEAR IMPROVED 1992

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT / IMPROVED
158,000	7/1/1996	<u>2732/2556</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I

29,000 4/1/1989 2065/3733 06 Qualified (Fair Market Value / Arms Length / One STRAP #) V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-00-00012.0010	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY PANEL VERSION		DATE	
Category 2	B	125124	0455	B 091984	

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 20-46-25-12-0000B.0010
TAX YEAR 2005 PRELIMINARY**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
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| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE **2005 PRELIMINARY ROLL**.

PROPERTY DETAILS

OWNER OF RECORD

SERENKO JOHN J
+ CARLA W
19751 BEAULIEU
CT
FT MYERS FL
33908

SITE ADDRESS

19751 BEAULIEU
CT
FORT
MYERS FL 33908

LEGAL DESCRIPTION

BELLAIRE SUBD
BLK B
PB 36 PG 67
LOT 1

[[VIEWER](#)] TAX
MAP [[PRINT](#)]

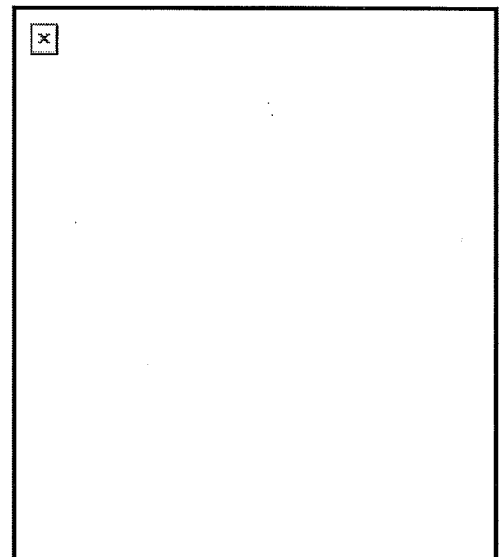
**IMAGE OF STRUCTURE**

Photo Date: November of
2000

[PICTOMETRY]

TAXING DISTRICT	DOR CODE
164 - SAN CARLOS FIRE	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]		EXEMPTIONS	ATTRIBUTES	
JUST	218,920	HOMESTEAD	25,000	UNITS OF MEASURE LT
ASSESSED	218,920	AGRICULTURAL	0	NUMBER OF UNITS 1.00
ASSESSED SOH	117,250	WIDOW	0	FRONTAGE 125
TAXABLE	92,250	WIDOWER	0	DEPTH 177
BUILDING	148,910	DISABILITY	0	BEDROOMS 3
LAND	70,000	WHOLLY	0	BATHROOMS 2
BUILDING FEATURES	0	SOH DIFFERENCE	101,670	TOTAL BUILDING SQFT 3,811
LAND FEATURES	0			YEAR IMPROVED 1994

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TRANSACTION DETAILS TYPE	DESCRIPTION	VACANT / IMPROVED
28,000	4/1/1992	<u>2290/2998</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

26,000	3/1/1989	2073/2051	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
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PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-46-25-00-00012.0010	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area	R - Residential			
1 - Fort Myers Beach Area	Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY PANEL VERSION		DATE	
Category 3	B	125124	0455	B 091984	

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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County staffer surveys residents in San Carlos/Estero border dispute

By **JULIO OCHOA**
Staff Writer

Jim Mudd has his orders and is on a mission to solve a border issue between San Carlos Park and Estero.

Lee County commissioners have directed Mudd, a staff member in the county's department of community development, to find out which side of an imaginary line residents in San Carlos Park's fire district want to be on.

The line, which denotes Estero's planning area, reaches north into parts of San Carlos Park, encompassing the communities of The Vines, Bella Lago, Breckenridge, Osprey Cove, The Reserve and the neigh-

borhood around Pine Road.

The Estero Community Planning Panel and the Estero Design Review Committee give the county recommendations on development within the planning area's borders.

Depending on what residents want, county commissioners could decide at their August management and planning meeting to remove parts of San Carlos Park from Estero's direction, Mudd said.

"I expect them to make a decision right then and there," he said.

Mudd's job is just to collect information; he is not sure whether he will make a recommendation, he said.

That means over the coming

weeks, residents in the communities who meet with Mudd could ultimately decide their neighborhood's fate.

So far, Mudd has met with residents of Bella Lago and those who live in the Pine Road neighborhood.

Pine Road residents asked Mudd to be removed from Estero's planning area, he said.

Those residents want San Carlos Park to start its own community planning panel to oversee development in the area.

"Our community really appreciated Jim Mudd coming down and meeting in our homes and talking to us personally," said Carla Serenko, a

See **BORDER**, Page 3

BORDER

Continued from 1

San Carlos Park resident who lives on Pine Road.

Serenko and others in San Carlos Park initiated the drive to remove all of their fire district from Estero's planning area.

Those residents, along with the San Carlos Park Fire District board, worry that Estero will try to become a city and incorporate all the communities within its planning area.

Serenko said she realizes that all of the communities may not follow suit but she is glad she's has a chance to get out of Estero's planning area.

"We would like to see the San Carlos Civic Association try to get these other boundaries back," she said. "But for now, our neighborhood is very happy."

About 50 residents of Bella Lago who met with Mudd on Thursday voted unanimously to stay within Estero's planning area, said Jane McNew, a resident of Bella Lago and its representative to the Estero Council of Community Leaders.

Residents of new community were told they were in the planning area when they moved in and the dedication, devotion and foresight of Estero's many groups appealed to them, McNew said.

"We're not just buying a home, we're buying a community," she said. "We made that decision and put our money on this community."

Other communities have also expressed interest in staying in Estero's planning area.

If that turns out to be the case, the only border change may be in the Pine Road neighborhood, Mudd said.

Mudd plans to meet with residents of The Vines and Breckenridge this week.

The board "may just choose to drop the line down below the Pine Road neighborhood," he said.

(Contact Staff Writer Julio Ochoa at 213-6039 or at jfochoa@naplesnews.com)

San Carlos Park and Estero Planning Community Boundary

is - Background: Residents of the Pine Road neighborhood have recently expressed concern that they *their neighborhood* are located within the Estero Planning Community Boundary. They believe their neighborhood should be located within the San Carlos Park *to* planning *to* Community. Further, they have expressed a desire for the County to place all of the property within the San Carlos Park Fire District, from Hendry Creek to the eastern edge of the Reserve at Estero RPD, in the San Carlos Park planning Community.

At the June 14, 2005 BoCC meeting, the Board directed staff to meet with residents of both San Carlos Park and Estero and report the results of those meetings to the Board at the August, 2005 Management and Planning meeting.

As directed, Summary of meetings: Staff has met with residents of San Carlos Park and Estero *There were six meetings in the various neighborhoods and with concerns about* to discuss the planning community boundaries. *current* Following are summaries of those meetings. *Place* *6 six*

July 27: San Carlos Park: Staff discussed the planning community boundary and community planning with six residents of San Carlos Park. Two of those residents are members of the San Carlos Park Civic Association.

residents They indicated that they wanted the planning community boundary changed to correspond with the San Carlos Park Fire District boundary from Hendry Creek, east to the eastern edge of the Reserve at Estero. They also expressed an interest in developing a community plan for San Carlos Park.

Place **July 29 - San Carlos Park:** Staff discussed several options for the planning community boundary with five residents of San Carlos Park. They were clear that their preference would be for the boundary to be changed to correspond with the Fire District Boundary, but would support a change for only the Pine Road neighborhood if that decision was made.

Place - event? **June 30 - Belle Lago:** There were 48 residents from the Belle Lago community present. They voted unanimously to remain within the Estero Planning Community. Staff also received six letters and e-mails from out of town residents of Belle Lago in support of remaining within the Estero Planning Community.

July 1 - The Vines: Staff met with four members of The Vines Community Association. They confirmed their position that The Vines would like to remain in the Estero Planning Community, for now. They were also clear that they had not spoken with all of the residents of The Vines, but had support from both the Community Association and the Country Club Board of Directors.

After the meeting, one resident approached staff and stated that he was not entirely pleased with the Estero Planning Panel, but was not suggesting that The Vines be removed from the Estero Planning Community. He indicated he was concerned with the Estero Planning Panel's handling of the Wal-Mart rezoning.

July 19 - Breckenridge: There were 38 residents of Breckenridge present. They voted unanimously

numerous phone conversations and e-mails pending.

to support Option 2 that staff was recommending. Option 2 would place all of the Pine Road neighborhood in the San Carlos Park Planning Community, but would not affect Breckenridge, the Wal-Mart site, Osprey Cove, The Vines or the Reserve at Estero.

Staff did not talk to any representative from Wal-Mart. Osprey Cove and the Reserve at Estero are under construction. Following the meeting with Belle Lago, staff was approached by a realtor who had sold one of the lots in the Reserve at Estero to his son. He indicated that his son was aware his property was located in the Estero Planning Community and that he wanted to remain there.

July 21- San Carlos Park: *(Summary to be added Friday morning)*

Recommendation: Staff recommends the Board pursue Option 2. That option will require amendments to the Lee Plan and the Land Development Code.

Residents of the Pine Road neighborhood have requested that the County initiate the amendment and process it in the next amendment cycle.

James Mudd - Pine Rd.

From: "Carla Serenko" <kokohar@worldnet.att.net>
To: "James Mudd" <JMUDD@leegov.com>
Date: 7/13/2005 9:07 AM
Subject: Pine Rd.

Hi, Jim.

Sorry I haven't responded sooner but the Gumperts are still on vacation and I haven't had the ability to check on how many more petitions might be in the works. I've enclosed a blank petition, though, for your information.

As we mentioned during our evening meeting with a few of the Pine Rd. representatives, we really support removing SCP communities from the ECPP boundary overlay. When we designed the petition, we included a paragraph to that effect, in addition to one that specifically addresses removing our Pine Rd. community from the boundary overlay.

Seeing as the various communities will weigh in with their own opinions, we don't want an "everything or nothing" approach. We'd be happy with having a commissioners' initiative, in this round of comp plan amendments, brought forward for just our community if that's the way it works out.

Jim, I have to thank you again for the restraint and professionalism you demonstrated in the face of some persistent discussions. I truly appreciate your decision to support the commissioners doing a comp plan amendment on behalf of the Pine Rd. community.

Let me know if anything changes or you need further clarification before the August 1 M&P.

Take good care!
Carla

Frank Gumpert
19766 Beaulieu Court
Fort Myers, Florida 33908
Cell (239) 272-0335
Home (239) 466-5768

To; Mr. Jim Mudd
Lee County Dept of Community Development
1500 Monroe St.
Fort Myers, Florida 33901

7/21/05

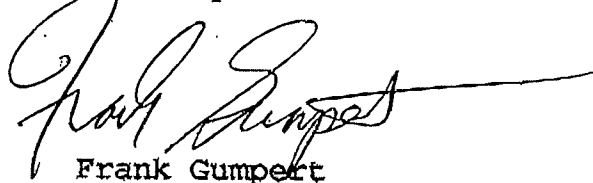
Dear Jim,

Thank you for your presentation to our Pine Road community leaders at our home today. We appreciate your follow up to our concerns with regards to the division of the Pine Road Community by the Estero Community Planning Panel boundary line.

Our Pine Road community would most like to see option 3 adopted by the Lee County Commissioners. After your presentation we would also support option 2 removing our community from the ECPP.

Our Pine Road community has been targeted for development this year. We want to assure the County Commissioners and staff that we are organized and intend to be actively involved with new development in our community. We have scheduled a meeting with DOT on Rt 41 widening plans for Monday, August 1st 2005 at the 3 Oaks Library meeting room for 7 PM. You are invited to attend. Rt 41 and Pine Road is a very dangerous intersection and current planned expansion of Rt 41 will make it worse. Flooding from Estero Verde is flooding adjoining properties. We have issues with sewer and drainage. High Density new developments that raise vacant land negatively impact our property owners and we intend to be heard. Jim, thank you for your service to us and the citizens of Lee County. Keep up the good work!

Sincerely



Frank Gumpert

James Mudd - Pine Road neighborhood

From: "Carla Serenko" <kokohar@worldnet.att.net>
To: "James Mudd" <JMUDD@leegov.com>
Date: 7/22/2005 9:34 AM
Subject: Pine Road neighborhood

Hi, Jim!

Thanks so much for taking some additional time to meet with the Pine Road neighborhood this evening. I just want to touch base with you regarding the discussion.

As discussed, Option 1 refers to making no change to the existing boundary overlay. Option 2 refers to taking the Pine Road neighborhood out of the overlay. Option 3 refers to completely realigning the boundary overlay to correspond with the fire district boundaries.

While the Pine Road neighborhood and San Carlos Park Civic Association still favor option 3 (completely realigning the ECPP boundary overlay to correspond with the fire district boundaries), Pine Road neighborhood certainly doesn't oppose removing just our neighborhood (Option 2) from the overlay. We can and do support that option.

You've been incredibly helpful and always seem to find a good balance between being cordial and professional. I really appreciate all you've done on our behalf.

Again, thanks, and don't hesitate to contact me should the need arise.

Take good care.

Carla Serenko

Naples Daily News

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URL: http://www.naplesnews.com/npdn/bonitanews/article/0,2071,NPDN_14894_3956861,00.html

Report: Put Pine Road in San Carlos Park Fire District

By JULIO OCHOA, jfochoa@naplesnews.com

July 27, 2005

Lee County commissioners have three options to consider when solving a border issue between San Carlos Park and Estero next month.

But if they want to please most of their constituents, there is really only one choice, according to a report completed by a member of the county's planning staff.

Jim Mudd's report recommends that commissioners redraw Estero's planning area border to remove one neighborhood in San Carlos Park. Mudd spent the past month meeting with communities in south San Carlos Park, which are also in Estero's planning area.

Residents in the overlapping area are served by the San Carlos Park Fire District but the Estero Community Planning Panel and the Estero Design Review Committee make recommendations to the county about their development and zoning issues.

After some residents complained about their association with Estero, commissioners sent Mudd to find out if community members want the planning area borders to stay the same or be redrawn to align with fire district borders.

He discovered that of the four built-out communities in the overlapping area, only the Pine Road neighborhood wanted to redraw the borders.

Residents in The Vines, Bella Lago and Breckenridge overwhelmingly voted to stay in the Estero planning area, Mudd said. Other communities in the area, including Osprey Cove and The Reserve at Estero are still under construction.

In his report to commissioners, Mudd outlined three options:

- The board can choose to make no changes to the Estero and San Carlos Park planning area boundaries.
- The board can change the boundary and put all of the Pine Road neighborhood into the San Carlos Park planning area.
- The board can change the boundary so it aligns with the Estero and San Carlos Park fire districts from Hendry Creek to the eastern edge of the Reserve at Estero.

"Nobody that I spoke with objected to the second option," Mudd said.

The board will likely choose one of the options when it holds its management planning meeting on Aug. 1, he said.

Though members of the Pine Road neighborhood would prefer removing all of the San Carlos Fire District from Estero's planning area, they can live with Mudd's recommendation, he said.

"It will be interesting what final option will be voted on," Theresa Gumpert, a resident of the Pine Road neighborhood said in an e-mail. "This area would still like to see the entire ECPP borders pushed back to the fire districts."

Members of the Breckenridge community were happier with the outcome, said resident Bill Brown.

The second option is the fairest of the three, he said.

"I think we ought to recognize that Pine Road has a legitimate complaint," he said. "They aren't part of Estero and don't want to be included in the planning district. I think (Mudd) has come up with the best answer and we support him."

Adjusting the boundary will require amendments to the Lee Plan and the Land Development Code, Mudd said.

If the board decides to initiate the amendments, the process takes about a year to complete.

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**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT # 3 & 5**

PRESENTED BY: Jim Mudd
Division of Planning

REQUESTED BY: BOCC

TITLE OF ITEM FOR THE AGENDA: San Carlos Park and Estero Planning Community Boundaries.

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

The Board directed staff to meet with San Carlos Park and Estero residents who have expressed concerns about the current boundary between the two Planning Communities and to report the results of those meetings at the August 1st M&P.

2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION

See the attached summary of the meetings including maps of the three options.

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

Option 1: Make no changes to the San Carlos Park and Estero Planning Community Boundaries. This option would not require amendments to the Lee Plan or to the Land Development Code. Residents of the Pine Road neighborhood have indicated that they would be opposed to this option.

Option 2: Change the boundary between the San Carlos Park and Estero Planning Communities to place all of the Pine Road neighborhood within the San Carlos Park Planning Community. Option 2 is acceptable to all residents that staff has discussed the issue with. The Pine Road neighborhood would no longer be subject to the regulations that apply to the Estero planning community and a public informational meeting would not be required for rezoning requests or development proposals within their neighborhood. Option 2 would require amendments to the Lee Plan and the Land Development Code.

Option 3: Change the boundary of the San Carlos Park and Estero Planning Communities to conform with the San Carlos Park and Estero Fire District Boundaries from Hendry Creek to the eastern edge of the Reserve at Estero RPD. Option 3 is preferred by those residents of the Pine Road neighborhood that have met with staff; however it is not supported by those residents of The Vines, Belle Lago and Breckenridge that staff has talked to. Option 3 would require amendments to the Lee Plan and the Land Development Code.

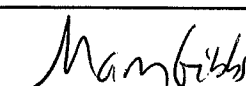
4. FINANCIAL IMPACTS/FUNDING SOURCE

N/A

5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS

Staff recommends Option 2. Option 1 is opposed by residents of the Pine Road neighborhood and Option 3 is opposed by residents of The Vines, Belle Lago and Breckenridge.

6. MANDATED? Y N BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE	COUNTY ADMINISTRATOR SIGNATURE	MEETING DATE	TIME REQUIRED
		08/01/05	10 minutes

MEETING SUMMARY

SAN CARLOS PARK AND ESTERO PLANNING COMMUNITY BOUNDARY

BACKGROUND: Residents of the Pine Road neighborhood have recently expressed concern that their neighborhood is located within the Estero Planning Community Boundary. They believe their neighborhood should be located within the San Carlos Park Planning Community. Further, they have expressed a desire for the County to place all of the property within the San Carlos Park Fire District, from Hendry Creek to the eastern edge of the Reserve at Estero RPD, into the San Carlos Park Planning Community.

At the June 14, 2005 BoCC meeting, the Board directed staff to meet with residents of both San Carlos Park and Estero and report the results of those meetings to the Board at the August, 2005 Management and Planning meeting.

SUMMARY OF MEETINGS: As directed, staff has met with residents of San Carlos Park and Estero with concerns about the planning community boundaries. There were six meetings in the various neighborhoods and numerous phone conversations and correspondence. Following are summaries of the six meetings.

July 27: San Carlos Park - Haney's Café: Staff discussed the planning community boundary and community planning with six residents of San Carlos Park. Two of those residents are members of the San Carlos Park Civic Association.

The residents indicated that they wanted the planning community boundary changed to correspond with the San Carlos Park Fire District boundary from Hendry Creek, east to the eastern edge of the Reserve at Estero. They also expressed an interest in developing a community plan for San Carlos Park.

July 29 - San Carlos Park - Gumpert residence: Staff discussed several options for the planning community boundary with five residents of San Carlos Park. They were clear that their preference would be for the boundary to be changed to correspond with the Fire District Boundary, but would support a change for only the Pine Road neighborhood if that decision was made.

June 30 - Belle Lago - Belle Lago Clubhouse: There were 48 residents from the Belle Lago community present at a special meeting to discuss the San Carlos Park and Estero Planning Community boundaries. The residents voted unanimously to remain within the Estero Planning Community. Staff also received six letters and e-mails from out of town residents of Belle Lago in support of remaining within the Estero Planning Community.

July 1 - The Vines - Vines Clubhouse: Staff met with four members of The Vines Community Association. They confirmed their position that The Vines would like to remain in the Estero

Planning Community, for now. They were also clear that they had not spoken with all of the residents of The Vines, but had support from both the Community Association and the Country Club Board of Directors.

After the meeting, one resident approached staff and stated that he was not entirely pleased with the Estero Planning Panel, but was not suggesting that The Vines be removed from the Estero Planning Community. He indicated he was concerned with the Estero Planning Panel's handling of the Wal-Mart rezoning.

July 19 - Breckenridge - Breckenridge Clubhouse: There were 38 residents of Breckenridge present for the Breckenridge Master Board workshop. The residents voted unanimously to support Option 2 that staff was recommending. Option 2 would place all of the Pine Road neighborhood in the San Carlos Park Planning Community, but would not affect Breckenridge, the Wal-Mart site, Osprey Cove, The Vines or the Reserve at Estero.

Staff did not talk to any representative from Wal-Mart. Osprey Cove and the Reserve at Estero are under construction. Following the meeting with Belle Lago, staff was approached by a realtor who had sold one of the lots in the Reserve at Estero to his son. He indicated that his son was aware his property was located in the Estero Planning Community and that he wanted to remain there.

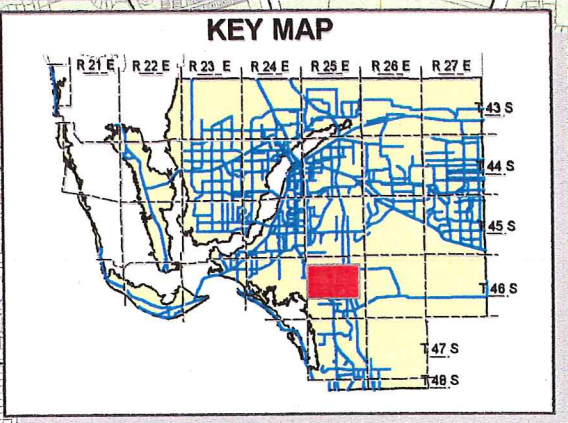
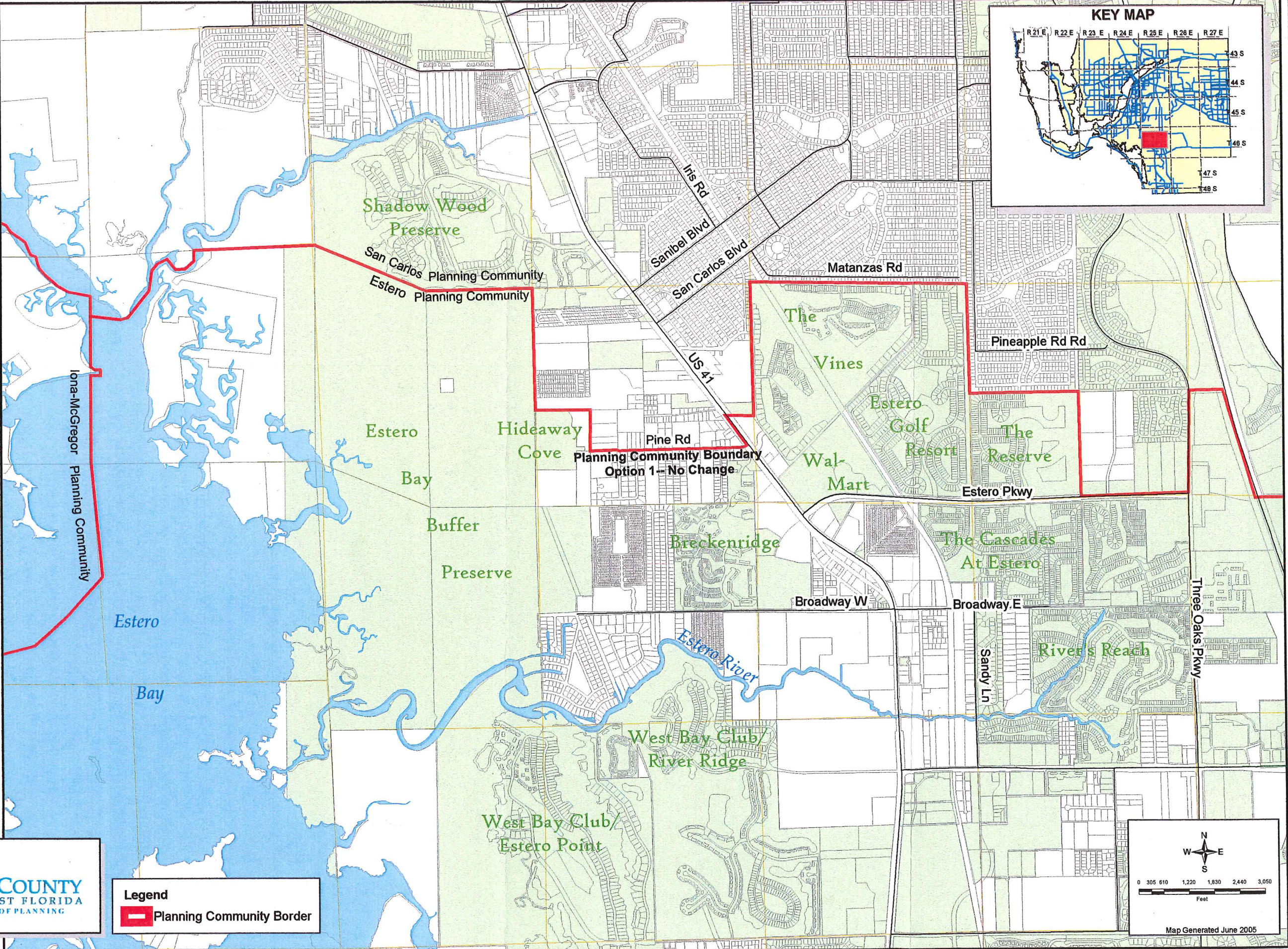
July 21- San Carlos Park - Gumpert residence: Staff explained the outcomes of meetings with residents of The Vines, Belle Lago and Breckenridge to eight residents of the Pine Road neighborhood. Three options for the San Carlos Park and Estero Planning Community boundaries were also discussed. Staff indicated that they were recommending Option 2, which would place all of the Pine Road neighborhood into the San Carlos Park Planning Community. Option 2 would not change the boundary for Breckenridge, the Wal-Mart site, Osprey Cove, The Vines, Belle Lago or the Reserve at Estero.

The residents at the meeting agreed that Option 2 was acceptable, but indicated that their preference was Option 3. That option would place all of the property located within the San Carlos Park Fire District, from Hendry Creek to the eastern edge of the Reserve at Estero, within the San Carlos Park Planning Community. One resident stated that Option 3 was also preferred by the San Carlos Park Civic Association.

Estero Planning Community
Northwestern Border Option 1



Legend
 Planning Community Border

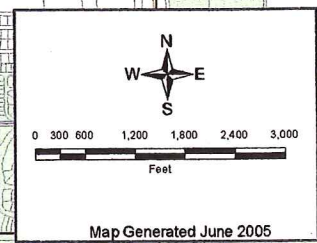
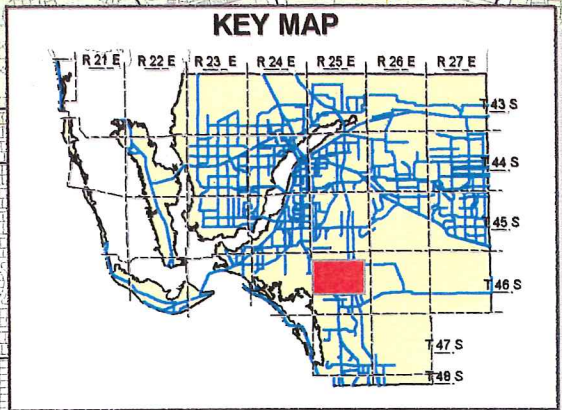
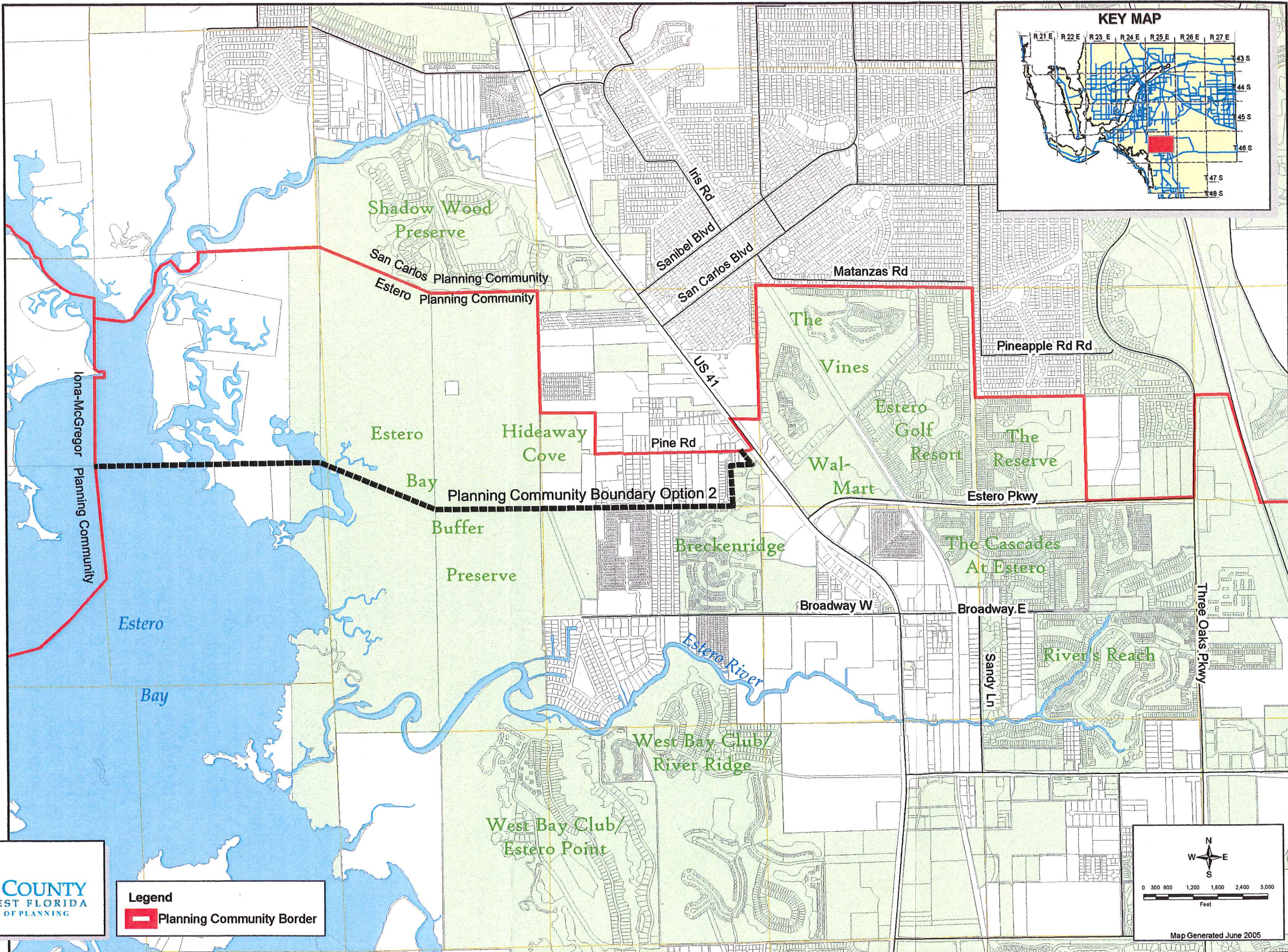


Map Generated June 2005

Estero Planning Community
Northwestern Border Option 2



Legend
 Planning Community Border

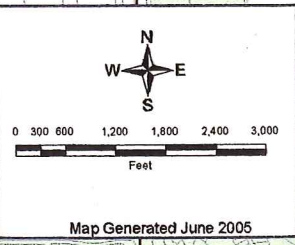
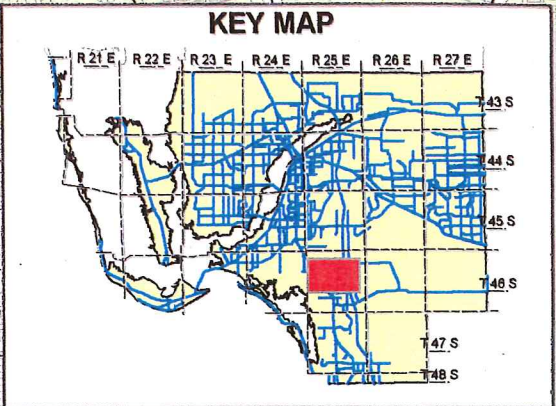
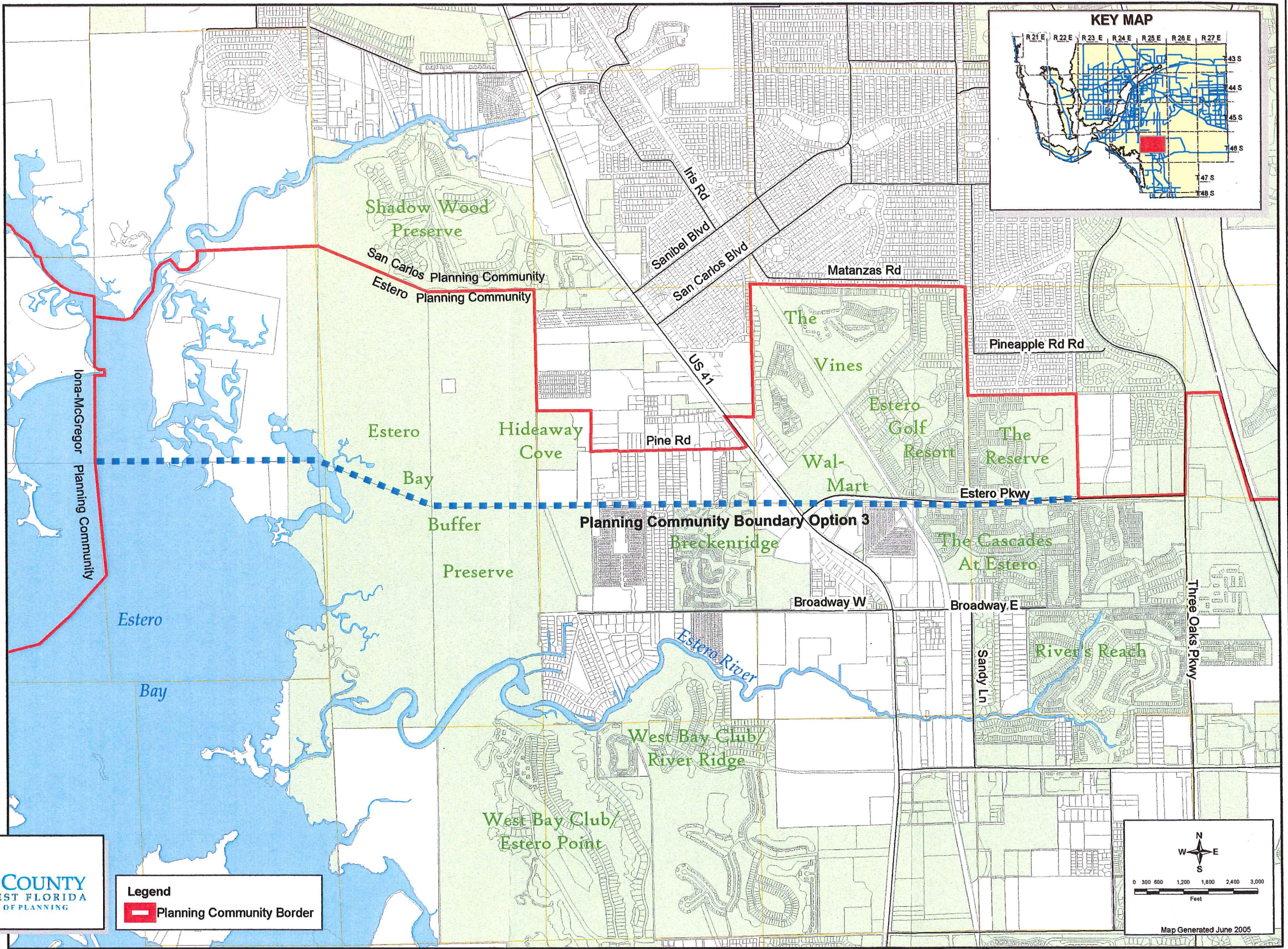


Estero Planning Community
Northwestern Border Option 3



Legend

Planning Community Border



**MANAGEMENT & PLANNING COMMITTEE
AGENDA REQUEST FORM
COMMISSION DISTRICT # 3, 5**

PRESENTED BY: Jim Mudd
Division of Planning

REQUESTED BY: BOCC

TITLE OF ITEM FOR THE AGENDA: San Carlos Park and Estero Planning Community Boundaries.

1. DESCRIPTION AND OBJECTIVE OF THE ISSUE

The Board directed staff to meet with residents of San Carlos Park and Estero ^{who are concerned about} concerning the Planning Community boundaries and report the results of those meetings at M&P. ^{the August 1st}

2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION

See the attached summary of the meetings including correspondence, petitions and maps of three options.

3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)

^{San Carlos Park and Estero}
Option 1: Make no changes to the Planning Community Boundaries. This option would not require amendments to the Lee Plan or to the Land Development Code. Residents of the Pine Road neighborhood have indicated that they would be opposed to this option.

^{between San Carlos Park and Estero}
Option 2: Change the boundary of the ~~Estero/San Carlos Park~~ planning community to place all of the Pine Road neighborhood within the San Carlos Park planning community. Option 2 is acceptable to all residents that staff has discussed the issue with. The Pine Road neighborhood would no longer be subject to the regulations that apply to the Estero planning community and a public informational meeting would not be required for rezoning requests or development proposals within their neighborhood. Option 2 would require amendments to the Lee Plan and the Land Development Code.

^{San Carlos Park and Estero}
Option 3: Change the boundary of the Estero/San Carlos Park planning community to conform with the Estero/San Carlos Park Fire District Boundary from Hendry Creek to the eastern edge of the Reserve at Estero RPD. Option 3 is preferred by those residents of the Pine Road neighborhood that have met with staff. This option is not supported by those residents of The Vines, Belle Lago and Breckenridge that staff has talked to. Option 3 would require amendments to the Lee Plan and the Land Development Code.

4. FINANCIAL IMPACTS/FUNDING SOURCE

N/A

5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS

Staff recommends the Board pursue option 2. Option 1 is opposed by residents of the Pine Road neighborhood and Option 3 is opposed by residents of The Vines, Belle Lago and Breckenridge.

6. MANDATED? Y N BY WHAT AUTHORITY?

DEPARTMENT DIRECTOR SIGNATURE	COUNTY ADMINISTRATOR SIGNATURE	MEETING DATE	TIME REQUIRED
		08/01/05	10 minutes



LEE COUNTY
SOUTHWEST FLORIDA

BOARD MANAGEMENT AND PLANNING COMMITTEE AGENDA

MONDAY

AUGUST 1, 2005

1:30 PM - 4:00 PM

COMMISSION CHAMBERS

- 1. COMMUNITY LAND TRUST PROGRAM FOR AFFORDABLE HOUSING**
PRESENTER: Gloria Sajgo, Planning Division
Michael Brown, Consultant, Burlington Associates
TIME REQUIRED: 15 Minutes
- 2. BIO-SOLIDS, PURCHASE OF AVAILABLE UTILITIES**
PRESENTER: Rick Diaz, Utilities
TIME REQUIRED: 10 Minutes
- 3. TOLL STRUCTURE CHANGE – SANIBEL CAUSEWAY**
PRESENTER: Amy Davies, DOT
TIME REQUIRED: 5 Minutes
- 4. GENERAL FUND ROAD PROJECTS REVOLVING LOAN PROGRAM**
PRESENTER: David Loveland, DOT
TIME REQUIRED: 10 Minutes
- 5. EXPRESSWAY CORRIDOR STUDY**
PRESENTER: Nicole Maxey, DOT
TIME REQUIRED: 15 Minutes
- 6. SAN CARLOS PARK AND ESTERO PLANNING COMMUNITY BOUNDARIES**
PRESENTER: Jim Mudd, Planning
TIME REQUIRED: 10 Minutes

BOARD COMMENTS/DISCUSSION

ADJOURN

THIS AGENDA AND BACKUP MAY BE OBTAINED FROM
www.lee-county.com OR FROM THE PUBLIC RESOURCES OFFICE (239) 335-2269

The Management & Planning meeting is carried live on the following cable channels

Comcast

Cable Channel 11

Time Warner

Cable Channel 16

6A

Pine Road to stay out of Estero planning district

By **CHARLIE WHITEHEAD**
Staff Writer

County commissioners may have brokered a truce in the San Carlos Park/Estero border war Monday. For now.

Commissioner John Albion, himself a resident of San Carlos Park, a short throw across Three Oaks Parkway from Estero, agreed to a compromise that carves a Pine Road neighborhood out of the Estero Community Planning District, but leaves other parts of the San Carlos Park Fire District in.

"There needs to be respect for boundaries," Albion said. "This I think is a fair compromise until such time as San Carlos Park forms a planning panel."

It was that possibility that brought home to residents of The Vines, Bella Lago, Breckenridge and the community south of Pine Road the fact that though they are served by and pay taxes to the San Carlos Park Fire District, they are also part of the Estero Community Plan area.

The community panel has no regulatory authority, but developers wanting to build in the area must present their plans to the panel's public meetings. Earlier this year, some San Carlos residents, including fire district officials, missed a presentation on a

proposed development that is in the San Carlos fire district.

A revitalizing San Carlos Park Civic Association has talked of creating a community plan there. If the group does, Albion said, expect hostilities to flare anew.

"I have issues with this," he said. "Like it or not we're headed toward a border war. Some opine these are all steps toward a major movement toward incorporation."

Jim Mudd, a Lee County planner, spent much of the past month meeting with the affected neighborhood groups along the border, and he presented the compromise to commissioners. He said only the Pine Road residents favored an exit from the Estero plan area.

"It's the only option no one objects to," Mudd said.

Community plans can become part of the county comprehensive plan, which gives the local panel the authority to review projects and make recommendations and gives the standards in the plan county authority. Mudd said the planning district boundary change can be added to the slate of plan amendments headed into review in September. It will take the change a year to become final.

(Contact Staff Writer Charlie Whitehead at 463-9664 or at ckwhitehead@naplesnews.com)

San Carlos pursues info on creating planning panel

By JAMIE HENLINE
jrhonline@naplesnews.com

It takes dedication and money to start a planning panel for community development, an Estero representative of such a panel told members of the San Carlos Park Civic Association at their Wednesday night meeting.

Members of the civic association met with Neal Noethlich, chairman of the Estero Community Planning Panel, to find out how to start a planning panel of their own.

San Carlos residents became interested in the idea after realizing multiple communities in their fire district were included in the planning boundaries of the ECPP, and those areas could someday become a part of Estero if the community ever tries to incorporate, thus reducing San Carlos' tax base.

Lee County planner Jim Mudd conducted a survey last month, and recommended that Pine Road in San Carlos be removed from the Estero planning area. The communities of Bella Lago, The Vines and Breckenridge voted to stay, according to Mudd's report.

San Carlos residents have not decided if they want to form a planning panel, said Mark Fedigan, president of the civic association.

The ECPP raised about \$40,000, including a \$25,000 contribution from the county, to develop the mission of Estero and the land development codes needed to start the planning panel, Noethlich said. A local

Planning

Continued from 1B

planner also contributed about \$10,000 to \$15,000 in work pro bono, he said.

The ECPP, which provides a venue for developers to present plans before seeking zoning requests with the county, and the Estero Design Review Committee do not have any authority to make developers adhere to their concerns, Noethlich said.

Both the ECPP and EDRC, which reviews design standards for approved developments, satisfy the state requirement that developers hold public meetings before seeking county approval for their projects.

The ECPP has had 65 public meetings with nearly 100 presentations since its inception, he said. The EDRC has had about 40 meetings, he said. Between the two groups, 3,500 to 4,000 people have voiced their opinions at meetings, he said.

After nearly five years, there is still a lot of work and a lot to learn, Noethlich told the handful of San Carlos residents at the meeting.

"We were pretty green. I would say now we're still not quite ripe," Noethlich told those who attended the meeting. "As is the case in everything, 5 to 10 percent of people do most of the work. That's not bad, as long as the other 90 percent has a chance to say something."

Estero residents formed what is now called the ECPP in 2000 because they're concerned with the design of the Galloway Coconut Point Ford dealership on U.S. 41, Noethlich said.

"Coming up U.S. 41, we realized Estero was going to be in the path of growth. We didn't know what to do," he said.

Noethlich offered to help San Carlos residents if they decide to form their own panel.

Diane Schroeder, a member of the San Carlos Civic Association, questioned how communities in San Carlos could become part of the Estero planning area.

The planning boundaries have nothing to do with the fire district boundaries or any other dividing lines, Noethlich said. ECPP members have said in the past that the communities of Breckenridge and The Vines asked to be included in the Estero planning area.

San Carlos Neighborhood Watch Captain Mary Lou Stephenson reported at the meeting that about \$2,000 was raised at the National Night Out Against Crime Fund-raiser Aug. 2 to buy Neighborhood Watch signs for the community.

More money would have been raised, but several people who requested dinners at the event did not show, she said.

"If it were not for Modern Woodmen of America matching us \$1 for \$1 raised, we would be up a creek without a paddle," she said.

The signs cost about \$50 apiece.

**Mrs. Theresa Gumpert
19766 Beaulieu Ct
Ft. Myers, FL 33908
239-466-5768**

RECEIVED
SEP 07 2005
COMMUNITY DEVELOPMENT

September 6, 2005

Mr. Dave Loveland
Lee County Department Of Transportation
PO Box 398
Ft. Myers, FL 33902

Dear Mr. Loveland:

Thank you for speaking with me on Monday August 29, 2005 about the traffic safety concerns at Pine Road and U.S. 41.

During our conversation I mentioned to you that the residents and visitors of Pine Road have brought forth the safety concerns and known traffic hazards at Pine Road and U.S.41 for greater than ten years. We trust that when U.S.41 is restructured that plans for a safer less hazardous access will be planned for at Pine Road and U.S. 41 during the future re-widening project.

My conversation with FDOT Mike Rippe on August 26, 2005 revealed: that the FDOT has no plans to change the structure of this area; that they will not meet with local area residents to further discuss the safety issues; and that the median at Vines/Breckenridge would be open for the "convenience" of those residents and visitors.

Below I have listed several important issues that are unique to Pine Road and the surrounding area that should help during your upcoming meeting with the Florida Department of Transportation.

- * Pine Road is the only access to U.S. 41 for all of the residents and visitors to Pine Road. The Pine Road neighborhood abuts the Estero Bay Preserve and Pine Road is the only access for evacuation during fires, storms and flooding in the Preserve.
- * Currently, approximately 150 homes and proposed 120 new homes in two years.
- * Two church congregations, one of which has daily meetings at peak traffic hours.
- * One day care center business with twice daily peak traffic.
- * Pine Road at U.S. 41 has only a right turn out access to U.S. 41.
- * This right turn out is within 100ft of a problematic intersection and the driveway of the Breckenridge development to the south of Pine Road.
- * The right turn out only access sits inside of a turn lane that services Breckenridge.
- * Historically Pine Road existed long before any other development to the south.
- * The residents and visitors to Breckenridge and the Vines communities have been assured safe ingress and egress access to U.S. 41 with current and future signal lights. The residents and visitors to Pine Road have not been provided the same consideration of safe access to US 41.

Additionally, I have listed suggestions to the design and planning of Pine Road access to U.S. 41 that would provide a safer and less hazardous access for all persons who use this area.

* Place a signal light at Pine Road and U.S. 41 and have the neighboring communities of Breckenridge and the Vines bring in their own access driveway(s) to this signal. Both communities own the road frontage along U.S. 41 and can use their property to access the future signal. This option would provide a second signal access for these communities and include the Pine Road residents. The state or county would not have to spend money on land acquisitions because these communities already own the land.

* At the very least close the median opening at the Breckenridge and Vines intersection. This closing benefits all people traveling north and south on US 41 and Pine Road users who are extremely close to this median opening. Closing this median will also prevent a frequent hazard of drivers turning into this median from the north bound lanes and then traveling north in the south bound lanes to access Pine Road because of the close proximity to the median opening.

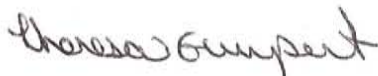
* At the very least redesign and eliminate the Pine Road access to US 41 into a turn lane for Breckenridge. When the Breckenridge development was approved and their driveway allowed to be within 100ft of an existing county road this was very inappropriate planning and removing this hazard will help correct past poor planning designs and certainly provide a safer US 41 access for Pine Road.

Current traffic reports indicate at least one fatality at this intersection and numerous car accidents. Safety issues for this area need to be addressed even today. Ultimately we trust that the State of Florida DOT and Lee County DOT will not continue to ignore the requests from the Pine Road residents and visitors that safety of this area should be top priority when the design plans are completed for the re-widening of US 41. We pray that it does not take another death or disability of a human being to be provided with the safe access that is and has been requested.

I will anticipate the outcome of the upcoming meeting that is planned between you and the Florida DOT engineers. I request from you to please send to me a written conclusion from this meeting of the future expected design plans at the Pine Road and US 41 access. I will look forward to your prompt reply.

Please feel welcome to contact me if I can be of any assistance to you. Thank you for your time and consideration of this very important safety issue.

Yours truly,



Theresa Gumpert

Cc: Mike Rippe, Florida DOT
Johnny Limbaugh, Florida DOT
Jim Mudd, Lee County Planner

CITIZENS AGAINST PINE FOREST

To; Mr. Jim Mudd
Lee County Dept of Community Development
1500 Monroe St.
Fort Myers, Florida 33901

Re; Strap No 20-46-25-00-00012.0250
Battista LLC
Pine Forest Proposed Residential Development

The enclosed document is to be added to the record and to accompany the application through the remaining hearing process and a record of Lee County.

The purpose of this report is to show the County Staff, Developer, and County Commissioners that Pine Road Community is opposed to the proposed density on the site. We are a diverse group of residents but we are united in opposition to 30 lot single family houses RPD on this site.

Policy 2.2.1 Development Impacts

Evaluation of impact to road network, utilities, community facilities, Public health safety, and welfare. EMS, Fire, and surrounding land uses,

Pine Forest is required to hook up to central sewer which does not exist on Pine Road. The Sewer will have to be brought in from Breckenridge and Rt 41 at great expense and disruption. This will impact the homes and churches along Pine Road. Sewer overflows threatens water quality of the Mullock Creek watershed and Estero Bay Aquatic Preserve.

Pine Forest will connect to Pine Road which does not have sidewalks, street lights, parks, or Lee Tran. Hideaway Cove will increase car and construction traffic on Pine Road with existing 2 churches, Child Care center, commercial business and residential traffic. Traffic generated will endanger the safety of pedestrians, school bus stops, bicycles, and residents along Pine Road.

Pine Road residents do not have a safe way to enter or exit north on Rt 41. Traffic Accidents reported between 1999 and May, 2005 within 1300 feet of the Pine Road US 41 Breckenridge crossover by Lee County DOT were 37 accidents, 15 involved injuries, and there was 1 fatality.

Mr. Robert Rentz letter dated 4/28/05 states "US 41 is projected to operate at level of service 'F' in 2008 with or without this project". Pine Forest will impact Pine Road and US 41. The level of access and traffic flow is not sufficient to support the proposed development intensity.

Development on this site will greatly impact flood storage in this section of Pine Road. Pine Road itself is a substandard road 20' wide with a water drainage ditch. (The county standard is 24' with two 12' lanes.) Residents have experienced flooded streets. Pine Road was underwater June 10th, 2005 at Pine Road & Beaulieu Ct & Allaire Ln.

Raising the land on the site threatens to increase fresh water levels on adjoining properties. This will likely happen when freshwater flooding sheet flow comes from the Mullock watershed that extends to 3 Oaks Parkway.

This site is important for the conveyance and storage of storm water. Surface water quality Standards in the Florida Administrative Code relate to the Estero Bay Aquatic Preserve." It shall be the DEP policy to afford the highest protection to Outstanding National Resource waters.

"NO DEGRADATION OF WATER QUALITY... IS TO BE PERMITTED IN OUTSTANDING FLORIDA WATERS." Estero Bay Aquatic Preserve was Florida's first aquatic preserve dedicated in 1966.

Wildlife on the site includes species threatened, endangered, or listed that spend all or part of their lives in habitats found on the site. (Land Management Plan Estero Bay Buffer Preserve Pg 17 May 2002.) Wildlife will invade Hideaway Cove. High levels of pesticides, poisons, and trapping inside the site will negatively impact wildlife.

Important archaeological remains of Calusa Indians dot the area. Lee Land Development Code Chapter 34 Division 2 Application #4 Existing Conditions H) zoning application requires Lee Historical site survey of the property within level 1 or 2 zones". We are requesting a historical site survey for sufficiency.

Policy 100.9.5: New Developments must be comparable or improve the existing areas character.

Pine Forest is not compatible with Bellaire Estates and the Pine Road community. Pine Road and Bellaire Estates does not have a community park, sidewalks, street lights, or community services. Existing Private land owners will be negatively impacted by residents of Pine Forest. There is no parking at the entrance on Pine Road and no place on the 20' wide Pine Road to turn around. Pine Forest residents walking pets and children will be at risk.

Goal 24 Development Regulations Policy 24.1.4; "Main access points will not be established where traffic is required to travel through areas with significantly lower densities." The entrance to Pine Forest is between 1 to 10 acre lots on Pine Road .

Chapter 10 Lee County Development Code, Division 2, Roadways Streets, and Bridges, Sec. 10-291, states "any residential development of more than 5 acres **MUST** provide more than one means of ingress and egress for the Development." "For Planned developments, the determination of director should be requested concurrent with the application for sufficiency. A deviation or variance will only be required in cases where a determination of the director is sought to be changed or overturned." Additional access points are needed to provide access for emergency services.

Lee Plan Compliance

Goal 11:Standard 11.2 Sewer

The Pine Road area calls for future sewer connection to the community. A direct forced main line to Pine Forest runs by existing homes. Roads will have to be torn up again in the future at greater expense of 2 systems and additional lift stations. There is nothing to prevent the applicant from claiming hardship under the Land Use Code and applying for the County to Pay for huge expense of bringing in sewer. The burden would be on the county tax payers who are opposing the development. Pine Forest places undue burden upon planned infrastructure facilities. Applicant has not proved the sewage treatment plant can handle Pine Road churches, day care, residents, and Hideaway Cove.

Lee Development Code CH 34 Division 2, Application, sec 34-373 k). "If the Development is located within a flood plain or flow way it is the Applicants responsibility at the time of district permitting to compensate for impacts to flood storage capacity and flow ways due to filling of the site." We request an impact statement for application sufficiency.

Surface water quality Standards in the Florida Administrative Code relate to the Estero Bay Aquatic Preserve." It shall be the DEP policy to afford the highest protection to Outstanding National Resource waters. "NO DEGRADATION OF WATER QUALITY...IS TO BE PERMITTED IN OUTSTANDING FL.WATERS."

Wildlife on the site includes species threatened, endangered, or listed (Land Management Plan Estero Bay Buffer Preserve Pg 17 May 2002.)

Chapter 34 Lee County Development Code, Division 13, Environmentally Sensitive Areas, section 34-1571 pg 34-481 #2 Areas of Concern a, b, c, and d. wetlands, Areas which provide critical habitat and listed species.

Chapter 10 Lee County Development Code, Division 2, Roadways Streets, and Bridges, Sec. 10-291, states "any residential development of more than 5 acres MUST provide more than one means of ingress and egress for the Development." "For Planned developments, the determination of director should be requested concurrent with the application for sufficiency. A deviation or variance will only be required in cases where a determination of the director is sought to be changed or overturned." This is formal request for formal determination finding of fact justifying the application sufficiency.

Residents of the Pine Road neighborhood recently learned that part of their neighborhood ^{is} ~~was~~ located in the Estero Planning Community and that the Estero planning panel was reviewing development proposals in what they ~~perceive~~ ^{consider to be} is San Carlos Park. They have asked to be removed from the Estero Planning community. The residents of the Pine Rd. neighborhood that I have spoken to would prefer that all of the property located within the San Carlos Park Fire District from Hendry Creek to the east side of the Reserve RPD be placed within the San Carlos Park Fire District. See map Option 3.

I have met with residents of the Pine Rd. neighborhood on three occasions and have met with residents of Breckenridge, The Vines and Belle Lago. Of the three options that have been presented to you, Option 2 is the only option that has not been objected to. Staff is recommending the Board pursue Option 2. *Option 2 will not affect Breckenridge, Osprey Cove, The Vines, Belle Lago or the Reserve at Estero.* Option 2 will require amending the Lee Plan and Land Development Code.

Map 16 - Planning Communities

Table 1(b) Planning Community Year 2020 Allocations

Appendix I Chapter 34 - Estero Planning Community Map

Estero River Bay RPD

Estero Bay Botter Preserve

- Iona McGregor
- Estero
- San Carlos Park

**Pine Road Neighborhood Petition
For
Removal from ECPP Boundary Overlay**

Currently, the ECPP boundary overlay cuts our Pine Rd. neighborhood down the middle.

We, the undersigned, hereby petition the Board of County Commissioners (BOCC), Lee County, Florida, to initiate a Comprehensive Land Use Plan Amendment, on our behalf, for the September 2005 round of amendments, to remove all areas of our Pine Rd. neighborhood from the ECPP boundary overlay. The Pine Rd. neighborhood includes, but is not necessarily limited to, Pine Rd., Bristol, Adams, Beaulieu, and Allaire. We want our neighborhood removed from the overlay boundary and included within boundaries, current or future, that keep us aligned with the San Carlos Park Fire District.

Further, we petition the BOCC to initiate an additional Comp Plan Amendment that will remove all communities currently served by the San Carlos Park Fire District from the ECPP boundary overlay so that these communities may be included in any future San Carlos Park community plan.

Copies of these individual petitions shall be made available to each of the County Commissioners. In addition, copies shall be provided to Lee County's Planning Department through our meetings with Jim Mudd, Rick Burris, and/or any other Lee County planners/department directors.

Thank you for promptly addressing our concerns.

Signed: _____

Printed name(s): _____

Address: _____

E-Mail: _____

Date: _____

San Carlos/Estero

Carla Serenko - (h) 332-7543 (c) 489-2553

Chris Smith, The Vines - 267-8029(h) 246-6100(c)

Jane McNew, Belle Lago - (h) 498-3199 (c) 202-441-2266

Jerry Means - 267-6215 The Harborage

Enter Belle Lago - meeting at clubhouse

Mon. @ 6:00 Huncy's Cafe (Best Western) 41 j Constitution

Tue. @ 7:00 Lehigh Acres

Wed. @ 7:00 Gumpert Residence Beaulieu Ct.

Thurs. @ 6:00 Belle Lago

Thurs. @ 7:00 The Vines Community Association

Tues @ 4:00 Breckenridge Master Board

Osprey Cove

47 Belle Lago

The Vines: Bob Treholla, pres. Vines Community Association

Jake Slot

Haskel Thompson

Chris Smith

Jack Smith