



December 8, 2023

Lee County Department of Community Development

Submitted with variance request.

RE: Cross Creek Estates Variance Request for lake slope and maintenance upland bank area

Letter of No Objection

Please accept this letter of no objection regarding an administrative variance application being made on behalf of the Cross Creek Estates Community Association Inc. (POA) regarding the approval to increase the lake slope from what was originally permitted at 6:1 (h:v) to 4:1; and reducing the upland lake maintenance area from 20 feet to no less than 12 feet. We support this request and ask staff to approve for the following reasons:

1. The original developer dedicated the lakes to the (POA) but there is no evidence that the lakes were constructed in compliance with the original permit.
2. Most of our lake areas before we proceeded with a lake bank restoration program had severe slopes at a much steeper condition that we are hoping to have approved by this variance. When completed the residents will have a much safer slope condition.
3. Swimming in our lakes is prohibited.
4. The POA and their vendors can maintain the lakes with the minimum 12 feet as proposed and have been doing so under much more constrained conditions.
5. The POA will maintain the littoral plantings and the POA is the fee simple title owner of the lake tracts therefore residents are not allowed to disturb the vegetation. This rule has been relayed to residents in our social media and meetings.
6. The lake bank restoration being undertaken comes with great cost to the community and if the County does not allow the variance, the additional costs to embark on such a large-scale earthwork endeavor creates a financial hardship which means the project will need to be delayed until substantial new assessments are levied, possibly forcing the project to be delayed until 2024-25 dry season. We are on track to complete the lake restoration by the beginning of the 2024 wet season if the variance can be approved soon.
7. The residents have been notified at our meetings and social media of the variance and the reasons and support the variance being approved.

Sincerely Yours,



Larry Howard
Board President