

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00075

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Hawk Haven Golf Course Developers, LLC c/o Grady Miars filed an application for administrative approval to a Residential Planned Development on a project known as River Hall Country Club **for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the Right-Of-Way** on property located in the River Hall community, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 26 East, Lee County, Florida:

SEE ATTACHED THREE-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number 99-03-066.03z01.01 (with subsequent amendments in case numbers DCI2004-00054, ADD2006-00164, ADD2006-00173, ADD2004-00067a); and

WHEREAS, the subject property is located in the Rural Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Hawks Haven Golf Course Developers, LLC, the owner of the subject property has authorized Shellie Johnson to act as agent on the case for administrative approval; and

WHEREAS, the applicant has requested an administrative amendment to a Residential Planned Development for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback from the minimum required 15 feet to allow 5 feet from the Right-Of-Way for an internal residential subdivision entrance signage; and

WHEREAS, the River Hall Country Club development consists of three phases; and

WHEREAS, Phase 1 was approved under Development Order # DOS2004-00330; and

WHEREAS, Phase 2 was approved under Development Order # DOS2005-00182; and

WHEREAS, Phase 3 is in the design stage at this time and has not been submitted for Local Development Order approval; and

WHEREAS, the approved Development Orders for Phase 1 & Phase 2 each included the proposed entrance and signage features; and

WHEREAS, the applicant has provided a six-page signage exhibit depicting each location for the three "optional signs" at a minimum of 5 feet from the right-of-way; and

WHEREAS, a copy of the signage exhibit is attached as "Attachment A;" and

WHEREAS, the signage exhibit indicates three sign possibilities for each entrance; and

WHEREAS, the applicant has indicated that either a two-sided median sign or two one-sided signs on each side of the entrance will be constructed; and

WHEREAS, the possible sign in the center of each entrance is to be located within a curbed and landscaped median; and

WHEREAS, the roadways in River Hall Country Club will be privately owned and maintained by the Homeowner's Association; and

WHEREAS, no public traffic will have access to the private roadways; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

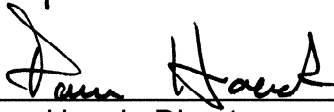
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development **for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback from 15 feet to 5 feet from the Right-Of-Way for residential subdivision entrance signage is APPROVED, subject to the following conditions:**

1. **Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the attached Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is hereby APPROVED and adopted. A reduced copy is attached hereto as "Attachment A."**
2. **Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the Land Development Code.**

3. The terms and conditions of the original zoning resolutions remain in full force and effect, except as herein amended.

DULY SIGNED this 30th day of April, A.D., 2007.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

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PERMIT COUNTER

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

DESCRIPTION (Cont.)

thence run $S00^{\circ}16'51''E$ along the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run $S00^{\circ}45'42''E$ along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run $S89^{\circ}12'27''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run $S89^{\circ}11'43''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run $S88^{\circ}54'06''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run $S88^{\circ}53'41''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run $S88^{\circ}54'52''W$ along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run $S00^{\circ}49'17''E$ along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run $S88^{\circ}57'38''W$ along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run $N00^{\circ}48'16''W$ along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run $N88^{\circ}54'52''E$ along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run $S88^{\circ}44'46''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run $S89^{\circ}12'44''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run $S89^{\circ}14'15''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $N00^{\circ}23'46''W$ along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run $N89^{\circ}00'08''E$ along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $S00^{\circ}33'55''E$ along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 34 to bear $N00^{\circ}49'55''W$.

Applicant's Legal Checked

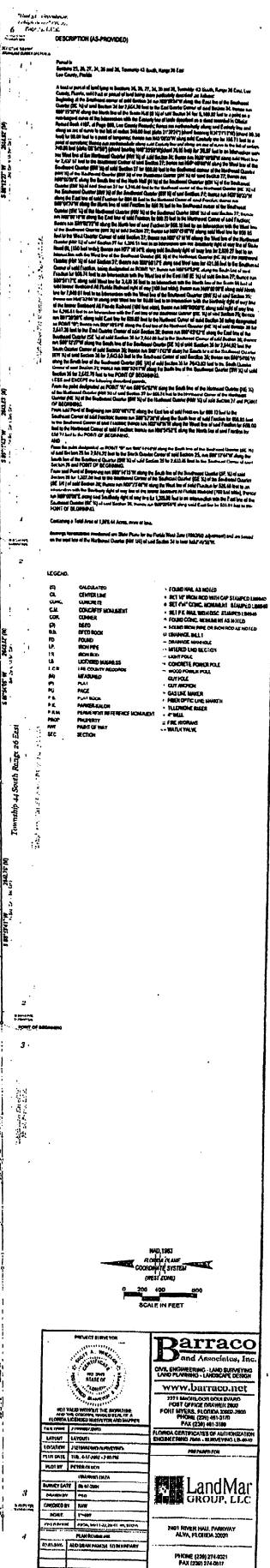
by AWJ 24 APRIL 07

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PERMIT COUNTER

Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

ADD 2007-00075



THE SURVEY IS FOR THE BENEFIT OF:

ADD: 2007

*PLEASE NOTE: THIS SURVEY WAS CONDUCTED BY OFFICIALS AND AGENTS OF THE IMMIGRATION TECHNOLOGY, ENGINEERING AND ANALYTICS
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Robert C. Fink 4/16/07
SCOTT A. WHEELER FOR THE FBI - 10-64447
FBI/DOJ, IMMIGRATION AND NATURALIZATION
DEPARTMENT, MAY 2009

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PREPARED FOR

**HAWK'S HAVEN
GOLF
DEVELOPERS, LLC**

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517



PROJECT DESCRIPTION

**RIVER HALL
COUNTRY CLUB**

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN
GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY TARA HULSLANDER

DESIGN BY

GROSS REFERENCED DRAWINGS

BASEPLAN = 21988A00.DWG

PLAN REVISIONS

PLAN STATUS

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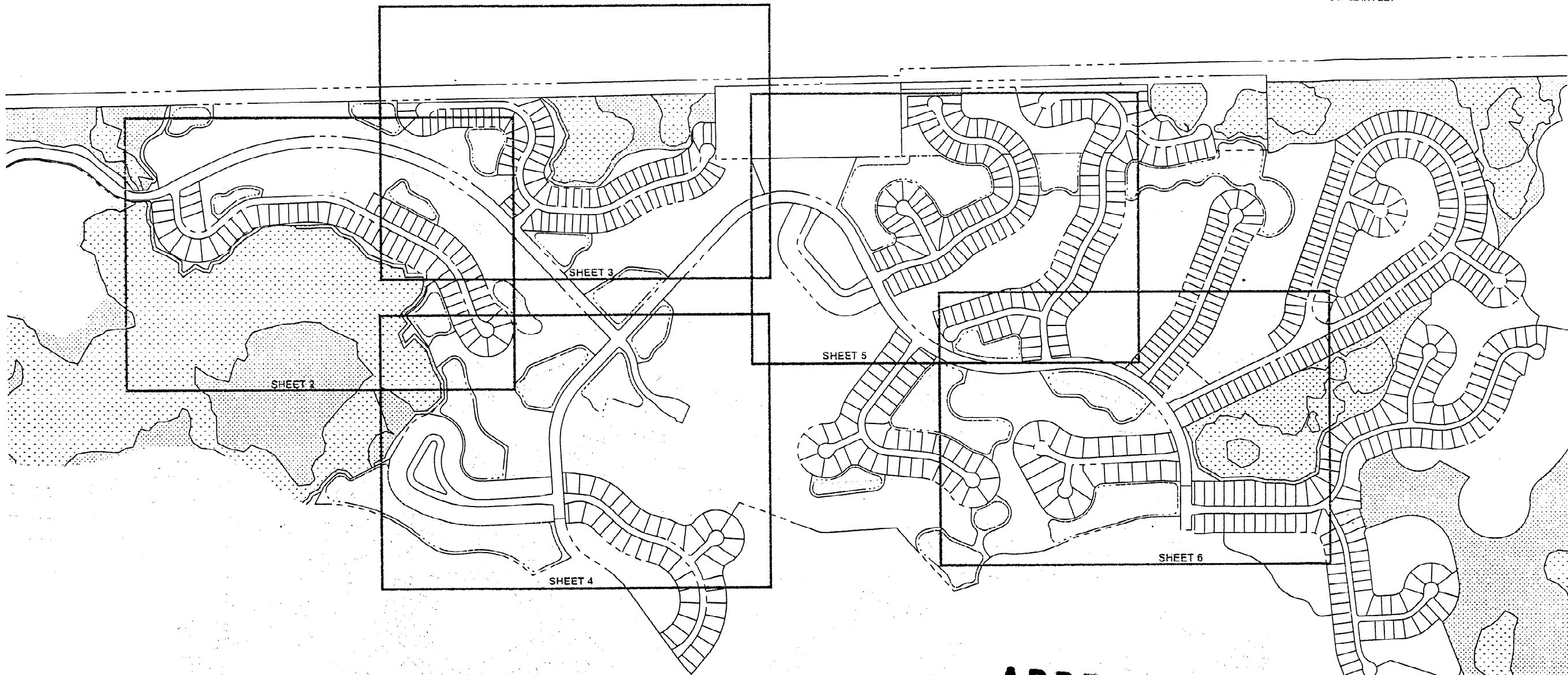
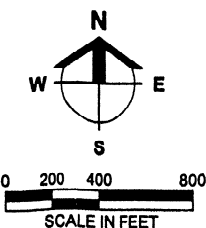
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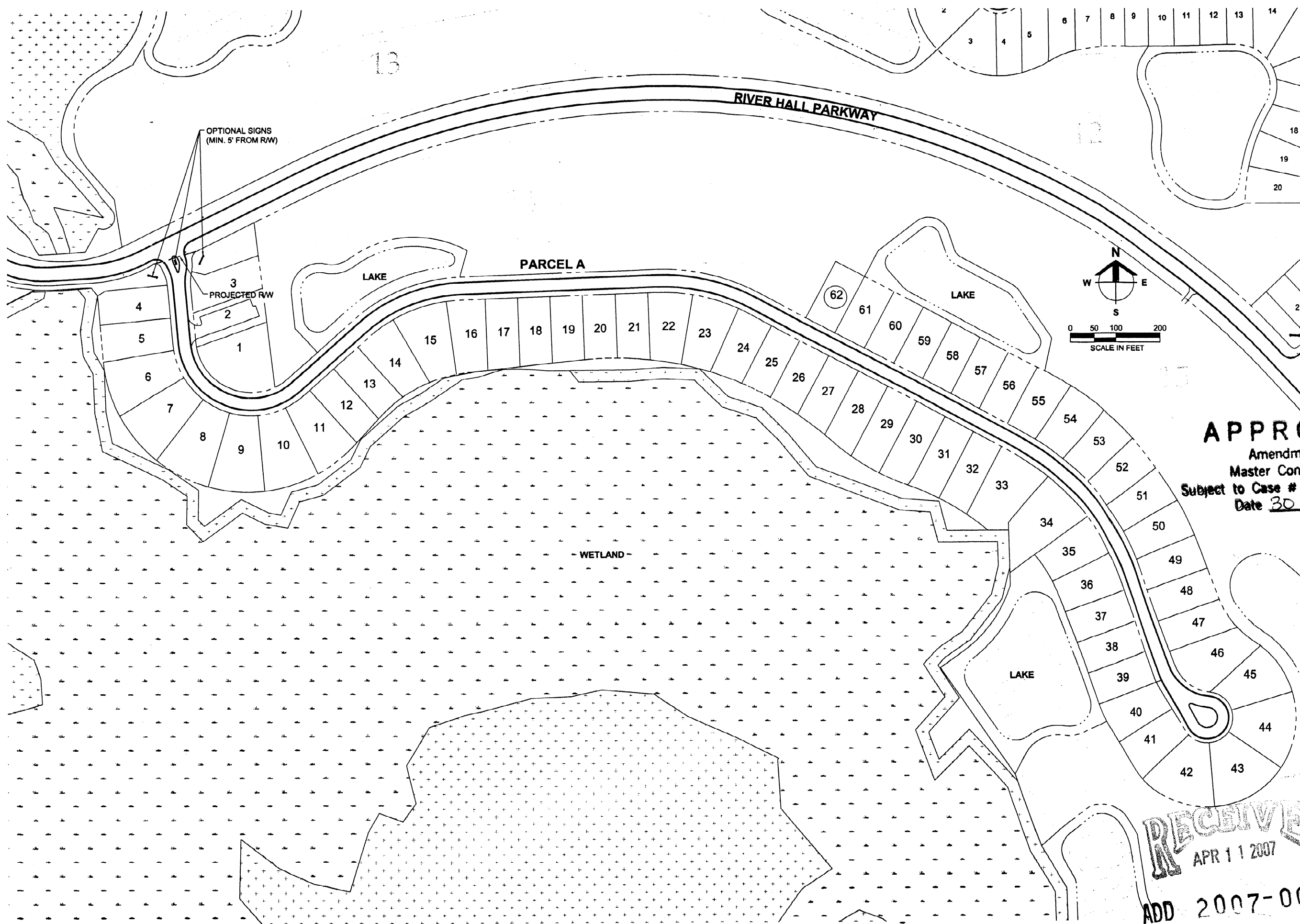
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APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007





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LandMar
GROUP, LLC

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TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEWIS COUNTY, FLORIDA

APPROVED

Amendment to
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Subject to Case # ADD 2007-00075
Date 30 April 2007

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PLOT BY	TARA HULSLANDER
DESIGN BY	

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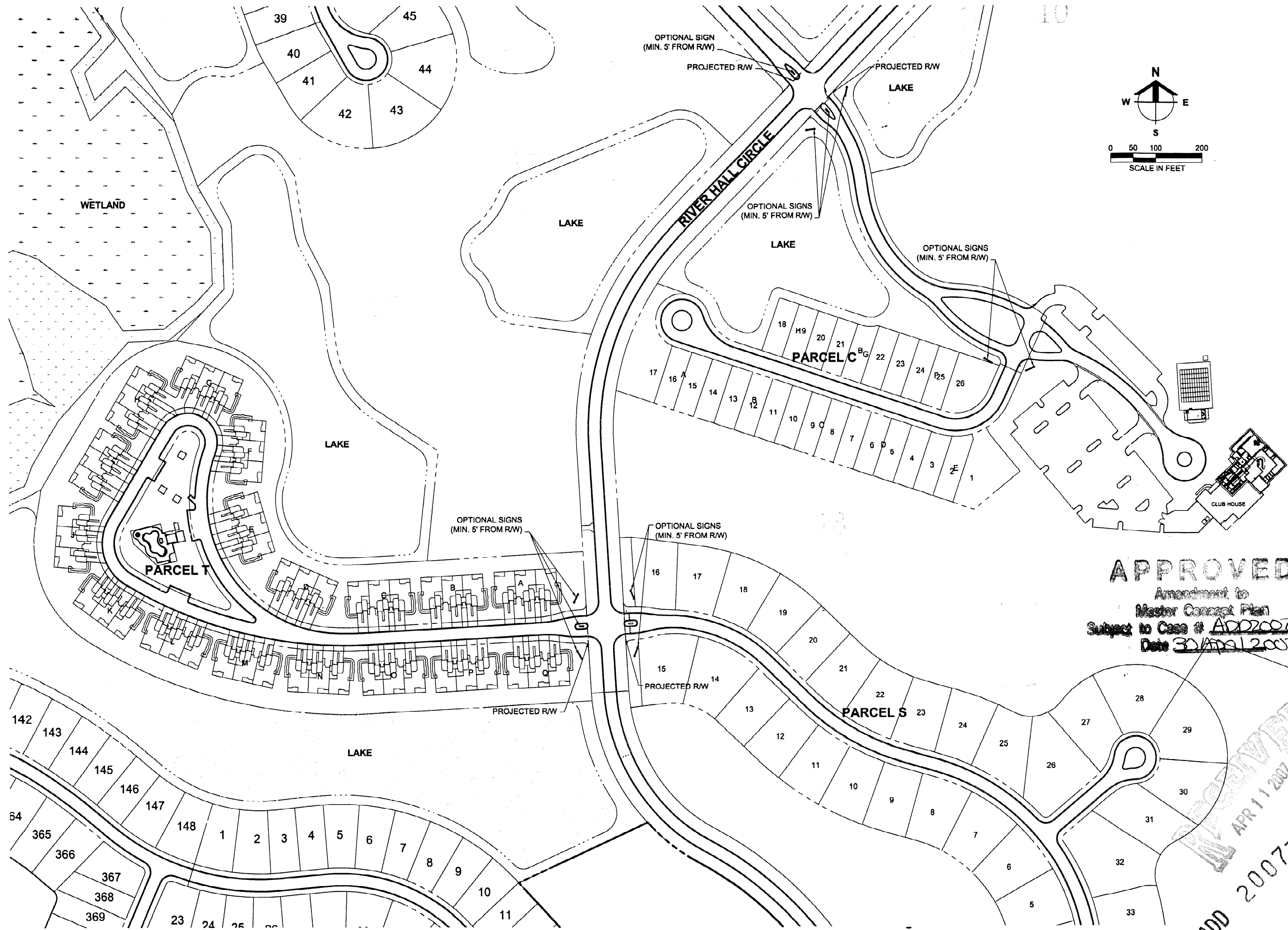
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Subject to Case # ADD2007-0005
Date 30 APR 2007

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PREPARED FOR
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LandMar GROUP, LLC

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PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
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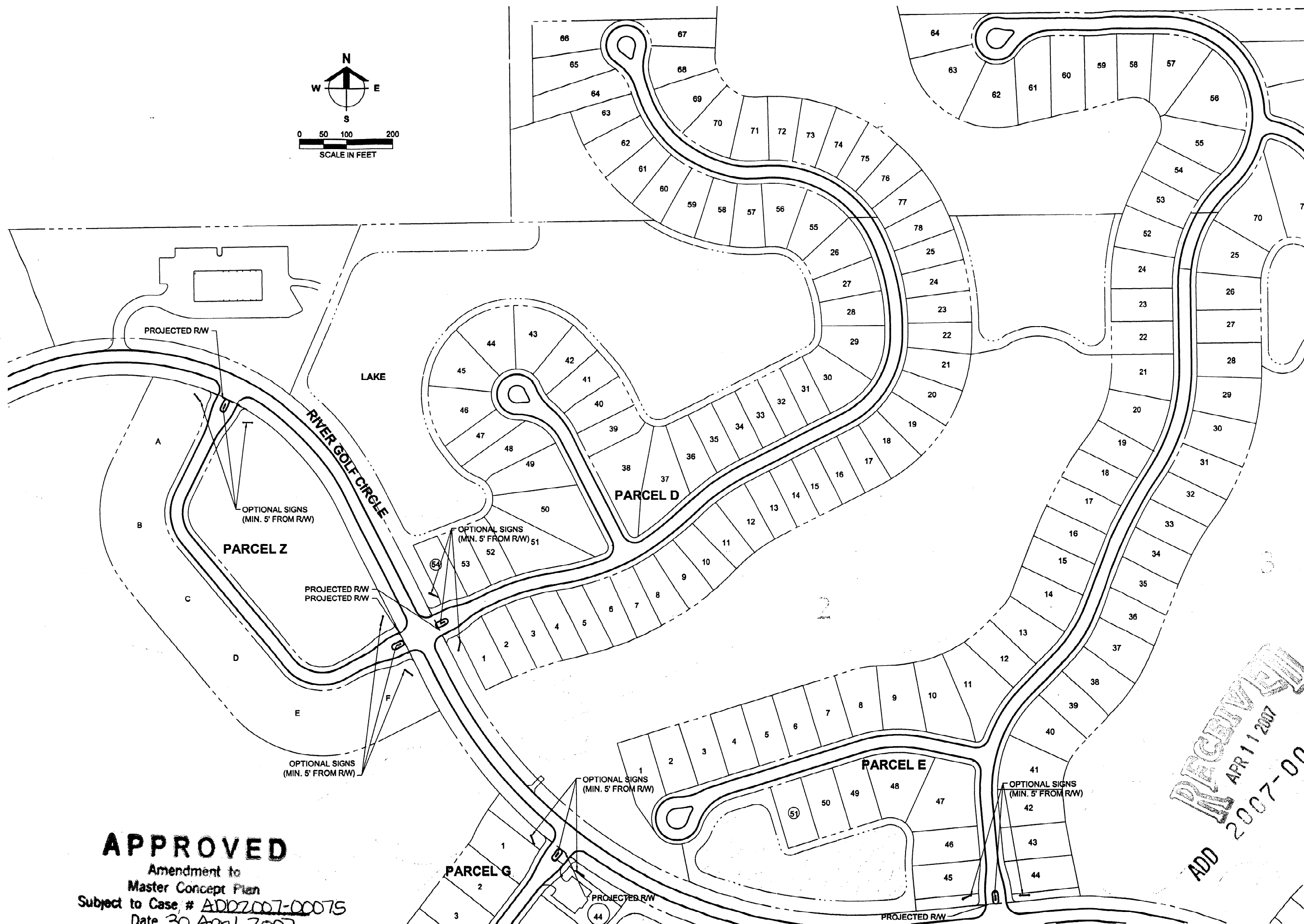
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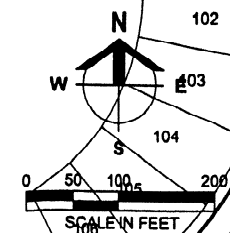
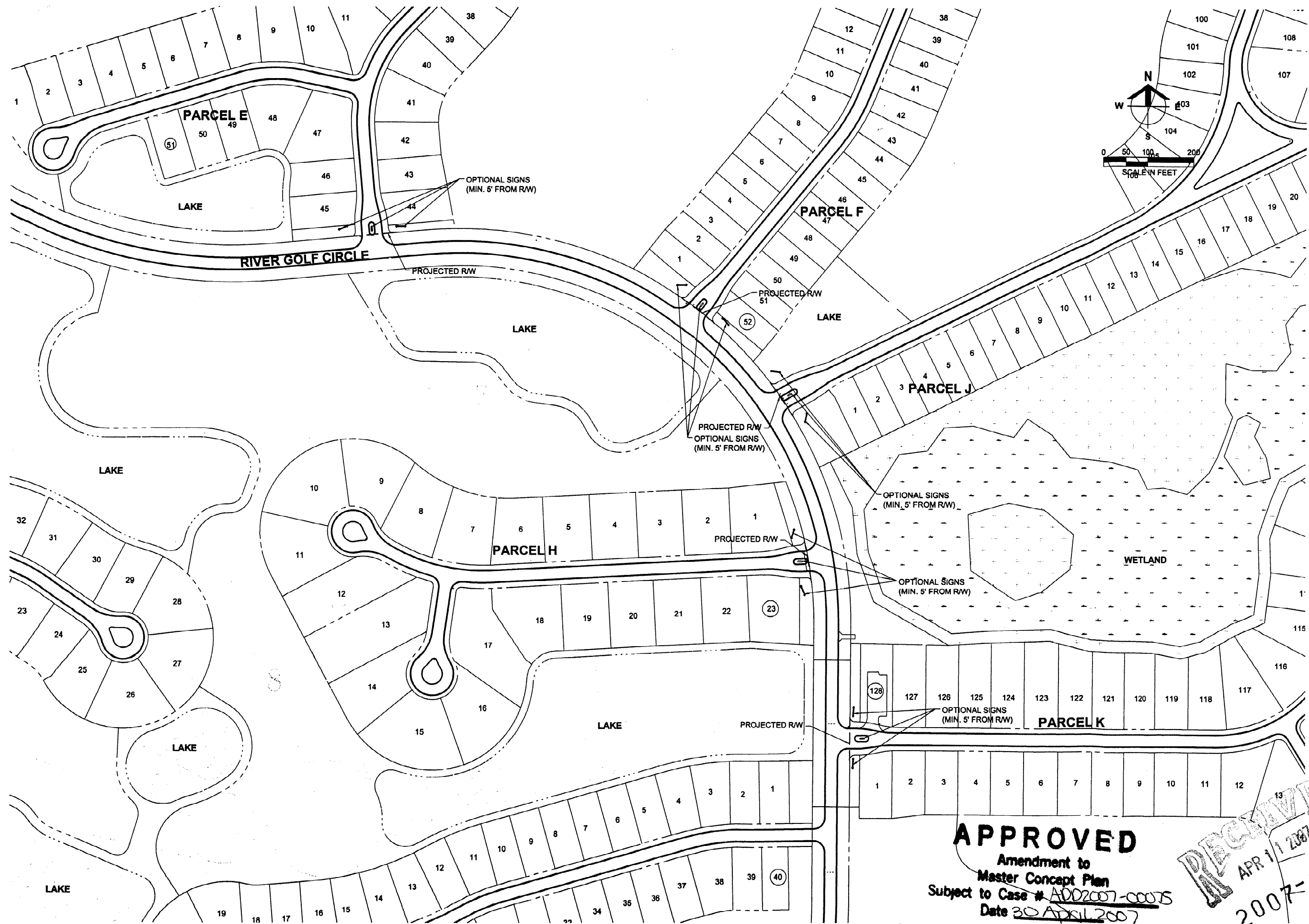


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PLOT BY	TARA HULSLANDER
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