

June 22, 2017

Alvin Block
Department of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

Re: River Hall - ADD2017-00091
2nd Submittal

Dear Mr. Block;

Please accept this letter as a response to staffs' comments dated June 16, 2017.

Comment:

- 1. Please note this amendment is sought for the entirety of the River Hall planned development. As part of LDC Section 34-201, the applicant must demonstrate for the purposes of this amendment that the required percentages of lot owners have approved the filing of this request. Please provide the required information demonstrating no less than 75% of the total numbers of lot or parcel owners, and the homeowners' association have agreed to the filing of the application.*

The application currently provides a depiction of the development with a reference to 1,930 parcels in River Hall. As required in 34-201, please furnish the County a complete list of all lot owners within the development identified by lot number. Then please identify the percentage of lot or parcel owners that have agreed to the filing of the application. It is unclear if the required percentage of lot or parcel owners have agreed to filing this request.

Please note this Section provides a distinction when a condominium is involved. If a condominium is involved in this application, please demonstrated compliance with that Section also.

Response:

Provided as part of the initial application, attached to the letters of authorizations for each of the property owners listed below were Corporation Inquiries and property listings for each owner. Additionally, a list of all properties is included, highlighting each parcel that provided a letter of authorization for the application. A total lot count for each property owner is identified at the top of each cover of the property listings (attached to letter of authorization) and below for your immediate reference:

**River Hall Community Development District – 96 Lots
RH Venture I, II & III, LLC – 895 Lots**

Pulte Home Company/Corporation –	10 Lots
NMPJ, LLC –	42 Lots
Lennar Homes, LLC –	27 Lots
Cascades –	339 Lots
D.R. Horton –	50 Lots
TOTAL =	1,459 Lots

1,459 lots/tracts out of the 1,930 total lots/tracts within the planned development is equal to 76% in favor of this administrative amendment. Barraco and Associates, Inc., was authorized by the above referenced property owners to apply for this application on their behalf as indicated in the provided letters of authorization. Additionally, we have obtained a letter of authorization from all of the Homeowner's Associations (Cascades at River Hall Residents' Association, Inc., Hampton Lakes at River Hall Homeowners Association, Inc. and River Hall Country Club Homeowners Association, Inc.).

Please see attached Affidavit from Phase V, the mailing list to whom the notifications were sent, and notification letter mailed to all property owners within the River Hall Community Development District. Please note, owners of multiple properties were only sent one notification letter.

Comment:

- 2. The Zoning Action Resolution/Case Number List is incomplete. The most recent action taken in June of 2015 has not been provided. Doesn't this proposal amend not only that action, but the actions taken on those portions of the planned development which were not included in the 2015 action? This should be discussed in a narrative explaining the exact action proposed as part of this application and what previous actions are being amended. Please revise the above mentioned list and provide the narrative explaining the request.*

Response:

The administrative amendment is requesting to remove the following verbiage from Z-05-051 (Condition 2.b.i) and Z-15-003 (Condition 2.b) zoning resolutions for River Hall Planned Development:

Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setback on each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

The requested change is applicable to the entire River Hall development, as described by the enclosed boundary survey and legal description.

Comment:

3. *The property is noted as being within a community requiring a public informational meeting. Although the public notice has been provided, the complete meeting summary has not been provided. Please provide County staff with the required meeting summary document containing the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.*

Response:

A public meeting was held on June 15th at 6:00pm. The meeting summary is included with a list of attendees. The affidavit from the News-Press is included for the public notice.

Comment:

4. *Please provide the existing language of the Resolution and the applicant's draft changes to this language proposed as part of this application.*

Response:

As provided in the Request Statement, the Resolution language read:

Minimum Setbacks

Single Family

Side: 5 feet. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5 foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

The strikethrough text is the language we are requesting to be removed.

Comment:

5. *Please provide a legal description and sealed sketch to accompany this application.*

Response:

Please see attached legal description and survey to comply with this request.

If you should have any questions or require additional information, please advise.

Sincerely,
BARRACO AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Julie A. Danielewski". The signature is written in a cursive style with a small star-like mark at the end.

Julie Danielewski
Assistant Project Manager

Documents uploaded with this resubmittal:

- Revised Application
- Summary of Community Review Meeting
- Sign in sheet
- Affidavit of News Press Posting
- Affidavit from Phase V Mailing Co.
- Revised Request Statement
- Survey
- Z-05-051
- Z-15-003
- River Hall Property List
- River Hall Country Club Corp. Inquiry
- RH and HL Letter of Authorization
- Hampton Lakes at River Hall HOA Corp. Inquiry