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Civil Engineers, Land Surveyors and Planners

May 16, 2018

Mr. Anthony R. Rodriguez, AICP
Principal Planner
Lee County – Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901



Re: River Hall
ADD2018-00058– Administrative Amendment

Dear Mr. Rodriguez:

Please accept this letter in response to staff comments received Wednesday, April 25, 2018 and Wednesday May 9, 2018.

Comments 1:

Can you provide me with an email copy of the MCP? It looks like the Z-folded sheets of the MCP submitted with the application were not scanned properly after being taken in at the counter (see attached excerpt from the application).

Response:

A hard copy of the MCP is attached to this submittal and an electronic PDF will be emailed.

Comments 2:

Did you complete the community meeting requirement? If so, can you please provide the meeting summary document? We will need that to move the request forward.

Response:

In accordance with Lee Plan Policy 21.6.3 and LDC 33-1612, the proposed Administrative Amendment was advertised one week prior to the meeting date. The public was notified through the New Press, a community-based media outlet, and a sign was posted on the main entrance door at the River Hall Town

Hall Amenity Center. Please see the NewPress ad confirmation and a photograph taken of the sign posted at RiverHall Town Hall Amenity Center. During the meeting, a resident pointed out that the quarterly monitoring report for the southerly access should remain. Applicant agrees that the words stricken were by cause of a typographical error. Revisions have been made to the Proposed Zoning Resolution Language. The Revised Proposed Zoning Resolution and the minutes of the Community Meeting is attached to this submittal.

Comments 3:

Can you please provide another copy of the legal sketch for this application? Like the MCP, this documents does not appear to have been scanned properly.

Response:

A hard copy of the Legal Sketch is attached to this submittal and an electronic PDF will be emailed.

Comments 4:

Can you also provide a copy of the email dated 2/6/18 from staff referenced in the request narrative?

Response:

A copy of the email dated 2/6/18 has been attached for your reference.

Comments 5:

I know you also were schedule to have your community meeting on this application last night, so I would anticipate you'll be providing the meeting summary document at some point soon.

Response:

As mentioned above in comment response 2, The Community Meeting was held on May 8, 2018 and a small presentation of the request was provided followed by an open discussion. A total of 14 people attended the community meeting.

Clarification was provided to any obscurities that residents felt necessary. No further discussion took place regarding the proposed and residents seem content with moving the application forward. The minutes of the Community Meeting and the sign in sheet is attached to this submittal.

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

Sincerely,

BARRACO AND ASSOCIATES, INC.



Karla Llanos, MPA
Land Planner

Enclosed:

1. *Community Meeting Minutes/Memorandum*
2. *Sign In sheet*
3. *Email date 2/6/18*
4. *Proposed Revisions*
5. *Email confirmation of sign posted*
6. *Photograph of sign posted*
7. *New Press Ad Confirmation*
8. *NewPress Ad*
9. *MCP*
10. *Legal sketch*

File: 22955

MEMORANDUM

TO:	Department of Community Development	FROM:	Karla Llanos
COMPANY:	Lee County	DATE:	May 10, 2018
COPY TO:		PROJECT NUMBER:	ADD2018-00058
RE:	River Hall- Community Meeting Minutes		

As required by the Land Development Code, a meeting was held at the River Hall Town Hall Amenity Center on May 8, 2018 to discuss River Hall Administrative Amendment. Public notice was posted through the News-Press media group, and a sign was posted on the main entrance door at the River Hall Town Hall Amenity Center. Please refer to proof of public notice attached. A total of 14 people attended the meeting, as shown by the attached attendance sheet.

A small presentation of the request was provided followed by an open discussion. The presentation explained that the request is to update Conditions #10, 27, and 28 in Zoning Resolution Z-15-003 to reflect current conditions.

During the open discussion some of the residents asked why these conditions are needed. Further explanation was provided to clarify that the request eliminates language that is no longer necessary due to compliance. It was explained that the Condition # 10, the traffic signal is installed and a FDOT Final Acceptance has been submitted. Condition # 27 was explained that the EMS Modular Unit is no longer needed as there is another EMS Station located nearby.

Mr. Stillwell, resident, questioned why the southerly access quarterly report was stricken from Condition #28. The authorized agent indicated that this was typographical error and will be fixed before final approval. No further discussion took place regarding the proposed and residents seem content with moving the application forward.

Caloosahatchee Shores-Fort Myers Shores Planning Community

River Hall Community Meeting

Date: May 8, 2018**Time:** 10:00 a.m.**Location:** River Hall Town Hall Amenity Center**Purpose:** Administrative Amendment to update Zoning Resolution and MCP to reflect current conditions.

No.	Attendee Name	Organization	Tel.#	E-mail Address
1.	Evelyn Perry	resident		
2.	Shelly Albert	"		
3.	HOLLY SCHWARTZ	resident (ova)	239/209-1081	HOLLYSCHW31@gmail.com
4.	Ramon Kanawo	resident	239-250-2040	rskanawo@hotmail.com
5.	Charles Schottel	RESIDENT	651-399-6543	CLSCOTT1@gmail.com
6.	Kathy + Dean Rustad	"	612/280-6587	kathyrustad01@comcast.net
7.	Kerry Marybeth Ford	"	239-220-6192	Kmrford121@comcast.net
8.	M. Morash	owner	330 283 9405	michael.g.woradecor.com
9.	GARY STIGWELL	OWNER/RESIDENT	239/285-015	STIGWELL@BARRALL.NET
10.	Michael Shelley Kranz	owner	517 449 1424	SKRANZ1231@comcast.net
11.	Paul D. Arfow	owner	239-653-6131	parfow@comcast.net
12.	GEORGE WARE	OWNER	239-770-2694	FOURWARES@COMCAST.NET
13.	CARL BARRALL	BA	239-461-3170	CARL3@BARRALL.NET
14.	Ben D. Arfow	resale	239-425-5710	bandarson@gmail.com
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From: [Jennifer Saper](#)
To: [Karla Llanos](#)
Subject: FW: River Hall EMS
Date: Tuesday, February 13, 2018 11:00:12 AM

From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]
Sent: Tuesday, February 06, 2018 4:10 PM
To: 'Grady Miars' <gmiars@greenpointellc.com>; Carl A. Barraco <CarlB@barraco.net>
Subject: FW: River Hall EMS

Grady and Carl,

I spoke with Michael about whether we needed to do anything regarding EMS in light of Ben Abes' email. Michael and Audra both felt they had no authority to disregard a BOCC zoning condition. However, it appears they are comfortable with approving an Admin Amendment that delays implementation of the EMS condition indefinitely until required by the County, with the condition expiring once the fire station is built at River Hall.

I'd suggest you pursue this ADD. Carl's shop would be better able to prepare and process it than I, but I'll be happy to help/review/etc. Let us know if that's how you'd like to proceed. Thanks.

Russell

Russell Schropp
Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33901
Direct Dial: 239.344.1280
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From: Jacob, Michael [<mailto:MJacob@leegov.com>]

Sent: Tuesday, February 06, 2018 4:02 PM

To: Russell Schropp

Subject: RE: River Hall EMS

Russell,

I spoke with Audra about the issue and she would be comfortable with the ADD as we discussed.

Thanks,

Michael D. Jacob
Deputy County Attorney
Lee County Attorney's Office
(239) 533-2236 (telephone)
(239) 485-2106 (facsimile)
mjacob@leegov.com

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From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]

Sent: Tuesday, February 06, 2018 1:41 PM

To: Jacob, Michael <MJacob@leegov.com>; Ennis, Audra <AEnnis@leegov.com>

Subject: FW: River Hall EMS

Michael and Audra,

Based on Ben's email below, I would suggest that GreenPointe simply include a copy of this email in their DO Submittal as documentation, but let me know if you think anything further is needed.

Thanks.

Russell

Russell Schropp
Attorney at Law

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To reply to our e-mail administrator directly, please send an e-mail to: administrator@henlaw.com

From: Abes, Benjamin [<mailto:Benjamin.Abes@leegov.com>]
Sent: Tuesday, January 30, 2018 8:00 PM
To: Russell Schropp; Jacob, Michael; Ennis, Audra
Cc: 'Grady Miars'
Subject: RE: River Hall EMS

Michael,

At the time, there was a concern about the fire district's intentions and timing at the same location. I feel confident saying we won't need the facility specified in the condition in the future since the fire district is moving forward with their plans. It will be easy enough to co-locate with them if necessary.

Ben

Benjamin Abes
Acting Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3961
239-839-3125 cell

From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]
Sent: Tuesday, January 30, 2018 2:51 PM

To: Jacob, Michael <MJacob@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; Abes, Benjamin <Benjamin.Abes@leegov.com>
Cc: 'Grady Miars' <gmiars@greenpointellc.com>
Subject: RE: River Hall EMS

Ben, we did not discuss this so I would ask you to respond directly. Thanks.

Russell Schropp
Attorney at Law
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From: Jacob, Michael [mailto:MJacob@leegov.com]
Sent: Tuesday, January 30, 2018 9:48 AM
To: Russell Schropp; Ennis, Audra; Abes, Benjamin
Cc: 'Grady Miars'
Subject: RE: River Hall EMS

Is the facility not needed in the future or just not needed now?

Michael D. Jacob
Deputy County Attorney
Lee County Attorney's Office
(239) 533-2236 (telephone)
(239) 485-2106 (facsimile)
mjacob@leegov.com

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From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]
Sent: Tuesday, January 30, 2018 9:03 AM
To: Ennis, Audra <AFennis@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Cc: 'Grady Miars' <gmiars@greenpointellc.com>
Subject: FW: River Hall EMS

Audra and Michael,

Condition 27 of the River Hall zoning resolution (Z-15-003) requires the developer to provide an on-site temporary (modular) EMS facility. I contacted Ben Abes earlier this month to determine if Lee County EMS still desired this facility and, if so, to begin working on the details. Ben responded to me yesterday indicating that they no longer needed this option. A copy of our email chain is below.

Condition 27 requires that we proceed with a development order and installation of the modular unit within certain specified time frames. Given that EMS no longer needs/wants this facility, how do you think we should proceed? Is the email exchange below sufficient to demonstrate that compliance with the condition is no longer necessary? Or should we do an admin amendment to Condition 27? Thanks for your review.

Russell

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From: Abes, Benjamin [<mailto:Benjamin.Abes@leegov.com>]

Sent: Monday, January 29, 2018 8:25 PM

To: Russell Schropp

Cc: 'Grady Miars'

Subject: RE: River Hall

Russell,

After reviewing the information, we do not need to exercise that option in the agreement. I appreciate the opportunity to review this and to work with you and the staff on this project.

Sincerely,

Ben

Benjamin Abes
Acting Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3961
239-839-3125 cell

From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]

Sent: Sunday, January 14, 2018 9:30 AM

To: Abes, Benjamin <Benjamin.Abes@leegov.com>

Cc: 'Grady Miars' <gmiars@greenpointellc.com>

Subject: RE: River Hall

Thanks, Ben, no problem. We will wait to hear from you.

Russell

Russell Schropp
Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.

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To reply to our e-mail administrator directly, please send an e-mail to: administrator@henlaw.com

From: Abes, Benjamin [<mailto:Benjamin.Abes@leegov.com>]
Sent: Saturday, January 13, 2018 7:12 PM
To: Russell Schropp
Cc: 'Grady Miars'
Subject: RE: River Hall

Russell,

Thank you for the message Thursday about River Hall. I need a few days to review some data and will do my best to get back to you by the end of the week.

Ben

Benjamin Abes
Acting Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3961
239-839-3125 cell

From: Russell Schropp [<mailto:Russell.Schropp@henlaw.com>]
Sent: Thursday, January 11, 2018 4:08 PM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Cc: 'Grady Miars' <gmiars@greenpointellc.com>

Subject: River Hall

Ben,

I hope the New Year is starting out well for you. After several years of litigation, the River Hall rezoning is now final. You may recall that as part of the River Hall rezoning, there was a condition that required a temporary modular EMS facility on the Sales Facility parcel at River Hall. Is that still something that you would like to see happen, or have there been other arrangements for EMS made in this area in the 2 ½ years since the rezoning was approved? If it is something you still need, Grady Miars (copied on this email) from GreenPointe will be in touch to work out the details.

The zoning condition requires the submission of a DO for the modular unit within 30 days of zoning approval. We've agreed with the County Attorney that the date of approval should be considered as January 4, 2018, as that is the date that all appeal periods finally expires. So, if we need to move forward with the modular unit, we will need to get going quickly. I'd appreciate it if you could respond as soon as possible. Thanks.

Russell

Russell Schropp

Attorney at Law

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**RIVERHALL
ADMINISTRATIVE AMENDMENT
PROPOSED REVISIONS**

RESOLUTION NUMBER Z-15-003

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

SECTION A. REQUEST

The applicant filed a request to amend the existing River Hall RPO and CPD zoning to:

- Increase the maximum number of dwelling units for 1,999 to 2,695; and
- Allow two new uses (private on-site recreational facilities and townhouse/multi-family dwelling units) in the CPD area.

The property is located in the Suburban, Sub-Outlying Suburban, Rural and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections Band C below.

SECTION B. CONDITIONS:

These conditions are a compilation of the River Hall development conditions approved under Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, and ADD2007-00075 (herein "River Hall 1"), and Resolution Z-15-003, from DCI2013-00003 (herein "River Hall 2"). If a condition applies to a specific area, that area will be identified in the condition.

If no area is specifically identified, the condition is applicable throughout the River Hall boundaries.

The approval of Resolution Z-15-003 does not change the development rights or obligations for the areas of River Hall not included in DCI2013-000003.

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received FEB 06 2015 (Exhibit C), except as modified by the conditions below.

The project is limited to a maximum of 45,000 square feet of commercial floor area and 2,695 residential units. See further Condition 5. The 696 dwelling units added by this resolution must be located in River Hall 2 only. No currently platted land within River Hall 2 may be replatted to increase density.

This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

2. The following limits apply to the project and uses:

a. SCHEDULE OF USES

RESIDENTIAL, GOLF & AMENITY SITES

Accessory Uses and Structures Administrative Office

Club - country and private

Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)

Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)

Entrance Gates and Gatehouse Essential Services

Essential Services Facilities, Group I

Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted

Fences and Walls

Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)

Golf and Tennis Pro Shops (limited to ancillary use in clubhouse) Golf Driving Range

Golf Training Facility

Model Home and Model Unit - must be in compliance with LDC §34-1954

Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project

Parking Lot, Accessory

Parks, Group I (River Hall 1 only)

Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites

Recreational Facilities - Private, On-site only

Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2

Signs, in compliance with LDC Chapter 30 (See Deviation 5)

Storage, Open, recreational vehicles, boats and similar items for residents only, (River Hall 1 only) limited to locations shown on the MCP attached to Resolution Z-05-051, if any, and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement (See Condition 19 for additional requirements)

Temporary Uses

TOWN CENTER (CPD)

Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only

Accessory Uses and Structures Administrative Office

Banks and Financial Establishments, Group I Business Services, Group I

Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required)

Day Care Center, Adult & Child

Drive through in connection with any approved use except drugstore/pharmacy Dwelling Units, limited to Townhouse and Multi-family, only in River Hall 2 EMS, Fire or Sheriffs Station

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted

Food Stores, Group I Hardware Store

Laundry or Dry Cleaning, Group I Parking lot, accessory

Personal Services, Group I

Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through

Place of Worship, Religious Facilities Real Estate Sales Office

Recreational Facilities - Private, On-site only (River Hall 2 only) Repair Shop, Group I

Restaurant, Groups I, II, III Specialty Retail Shops, Group I Temporary Uses

ELEMENTARY SCHOOL SITE

Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions

Single-Family

Width: 45 feet
Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)

Depth: 120 feet
Lots 26,27,28,38,55,302,303,304,305,306,307,344,345,346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)

Lot Size: 5,400 sf

Multi-Family

Width: 75 feet
Depth: 100 feet
Lot Size: 10,000 sf

Commercial

Width: 200 feet
Depth: 100 feet
Lot Size: 20,000 sf

Minimum Perimeter Setbacks (for River Hall 2)

RPD - one-half the building height

CPD - the greater of 15 feet, one-half the building height, or the perimeter buffer (including the buffer required by LDC §10-416(d)(6))

Minimum Setbacks

Single Family

Road- Palm Beach Blvd 25 feet/Private Roads 20 feet

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.

Rear- 15 feet
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)

Water Body- 20 feet

Accessory- Per the LDC
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)

Two-Family Attached and Zero Lot Line

Road- Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. 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 setbacks; or 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.

Rear- 15 feet

Water Body- 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet

Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)

Townhouse & Multi-family

Road- Palm Beach Blvd 25 feet/Private Roads 20 feet

Side- N/A

Rear- 15 feet

Water Body- 20 feet

Accessory- Per LDC

Minimum Distance Between Buildings 20 feet

Clubhouse, Amenity & Golf Maintenance Buildings

Road- Palm Beach Blvd 25 feet/Private Roads 20 feet

Side- 15 feet

Rear- 20 feet

Water Body- 20 feet

Accessory- Per LDC

Minimum Distance Between Buildings - 20 feet

Commercial

Road- Palm Beach Blvd 25 feet/ Private Roads 20 feet

Side- 15 feet

Rear- 20 feet

Water Body- 20 feet

Accessory- Per LDC

Minimum Distance between Buildings- 20 feet

Maximum Lot Coverage

Single Family	60 percent
Two-Family Attached and Zero Lot Line	60 percent
Townhouse & Multi-family	60 percent
Clubhouse, Amenity & Golf Maintenance Buildings	60 percent
Commercial	45 percent

Maximum Height

Residential uses	45 feet/3 stories
Commercial uses	35 feet/3 stories
Recreational/Amenity sites	
on the perimeter of the property	35 feet/3 stories
on the interior of the project	60 feet/3 stories

c. GOLF DRIVING RANGE:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(9), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

- a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.
- b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.
- c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.
- d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife

Conservation Commission (FWC) prior to local development order approval.

- e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.
- f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.
- g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.
- h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.
- i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.
- j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.
- k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the COD and/or park staff), the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and

general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.
 - a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.
 - b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.
 - c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.
 - d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.
5. The following conditions are included to address Lee Plan consistency issues:
 - a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/aqc	1,171
Rural	1,140.3	1 du/ac	1,140
Wetlands	181.0	.05 du/ac	9

*Density Calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

- b. In River Hall 1 - Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.
 - c. In River Hall 2 - If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall 2.
 - d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.
6. The following conditions are included to address the golf course:
- a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals

management plan that includes an integrated pest management (1PM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The 1PM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.
- d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of 1PM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.
 - j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution¹ the developer must implement a mitigation plan approved by Lee County.
7. Model units and homes are permitted in compliance with the following conditions:
- a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - b. All model sites must be designated on the development order plans; and
 - c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.
 - d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.
9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required ~~and has been provided~~ at River Hall Parkway/State Road 80 intersection. ~~Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT. Upon completion of the traffic signal at SR 80 and River Hall Parkway (condition 10), the applicant will provide the Director of Community Development a copy of the FDOT Final Acceptance Letter.~~
11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).
12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.
13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

- a. Six trees per 100 linear feet -At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.
 - b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.
14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.
15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.
16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
17. All required buffers must utilize 100 percent native vegetation.
18. The school site is limited to a public school operated by the School District of Lee County.
19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, et seq, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.
20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.
21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).
22. BUFFERS.
 - a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

- b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

- a. Within 24 months of the effective date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.
- b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)

The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPO) is subject to the following conditions:

- a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.
- b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with

the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.
27. ~~At the request of the County, the~~ developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for \$10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. ~~Within thirty (30) days after the effective date of this resolution, the developer~~ The developer shall be responsible for the initial development order application and certificate of occupancy for the installation of the modular unit. will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.
28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the ~~traffic signal (Condition 10) and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association.~~ The first quarterly

monitoring report will be due three months after the effective date of this Resolution and will be submitted every three months thereafter until ~~the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County.~~ Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition. Upon completion of the traffic signal at SR 80 and River Hall Parkway (condition 10), the applicant will provide the Director of Community Development a copy of the FDOT Final Acceptance Letter.

29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

SECTION C. DEVIATIONS:

The following deviations (1 through 5 10) have been previously approved by Resolution Z-05-051; ~~or~~ ADD2007-00075 and ADD2017-00091 and remain in effect as approved for both River Hall 1 and River Hall 2:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.
2. Deviation (2) Withdrawn.
3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.
4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.
5. Deviation (5) (ADD2007-00075) sought relief from LDC §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. This deviation was APPROVED subject to the following conditions:
 - a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is APPROVED and adopted

(Exhibit E). Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

- b. 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 LDC.

~~The following Deviations have been requested as part of this amendment to the planned development zoning:~~

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted Lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.
7. Deviation (7) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.
8. Deviation (8) WITHDRAWN.
9. Deviation (9) WITHDRAWN.
10. Deviation (10) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000m square feet of commercial uses. This deviation is APPROVED.

From: [Karla Llanos](#)
To: [Karla Llanos](#)
Subject: RE: Riverhall
Date: Tuesday, May 08, 2018 11:09:05 AM

From: Christine Eggleston [mailto:ceggleston@melrose.management]
Sent: Tuesday, May 01, 2018 7:09 PM
To: Karla Llanos <karlal@barraco.net>
Subject: RE: Riverhall

You got it

The notice was posted at 8:47am this morning...I emailed you the photos from my cell

Thank you,



Christine Eggleston, CAM
Community Association Manager
Melrose Management Partnership
2401 River Hall Parkway
Alva, FL 33920
T: 239-425-2041
F: 239-425-2042
ceggleston@melrose.management
www.melrosemangement.com

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[Homeowner Portal](#)

From: Karla Llanos <karlal@barraco.net>
Sent: Monday, April 30, 2018 4:50 PM
To: Christine Eggleston <ceggleston@melrose.management>
Subject: RE: Riverhall

Thanks Christine!!!! Yeah if can post it somewhere and take pictures that would be awesome. I appreciated it.

Sincerely,

Karla Llanos

Planner

Barraco and Associates, Inc.

Civil Engineers ~ Land Surveyors ~ Land Planners

2271 McGregor Boulevard, Suite 100

Fort Myers, FL 33901

(239) 461-3170 Phone

(239) 461-3169 Fax

<http://www.barraco.net>

File:

From: Christine Eggleston [<mailto:ceggleston@melrose.management>]

Sent: Monday, April 30, 2018 2:31 PM

To: Karla Llanos <karlal@barraco.net>

Subject: RE: Riverhall

Send it over and we will post it! I will take photos and email them to you

Thank you,



Christine Eggleston, CAM
Community Association Manager
Melrose Management Partnership
2401 River Hall Parkway
Alva, FL 33920
T: 239-425-2041
F: 239-425-2042
ceggleston@melrose.management

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From: Karla Llanos <karlal@barraco.net>

Sent: Monday, April 30, 2018 2:01 PM

To: Christine Eggleston <ceggleston@melrose.management>

Subject: Riverhall

Good Morning,

I am working on the River Hall project. We are to have a community meeting at town hall amenity center on Tuesday May 8, 2018. We are required to advertise more than one way.

Do you think you can place a sign on a bulletin board saying the date, time, and place of the meeting? I can draft the sign for you and send via email if you would like.

Sincerely,

Karla Llanos

Planner

Barraco and Associates, Inc.

Civil Engineers ~ Land Surveyors ~ Land Planners

2271 McGregor Boulevard, Suite 100

Fort Myers, FL 33901

(239) 461-3170 Phone

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File:

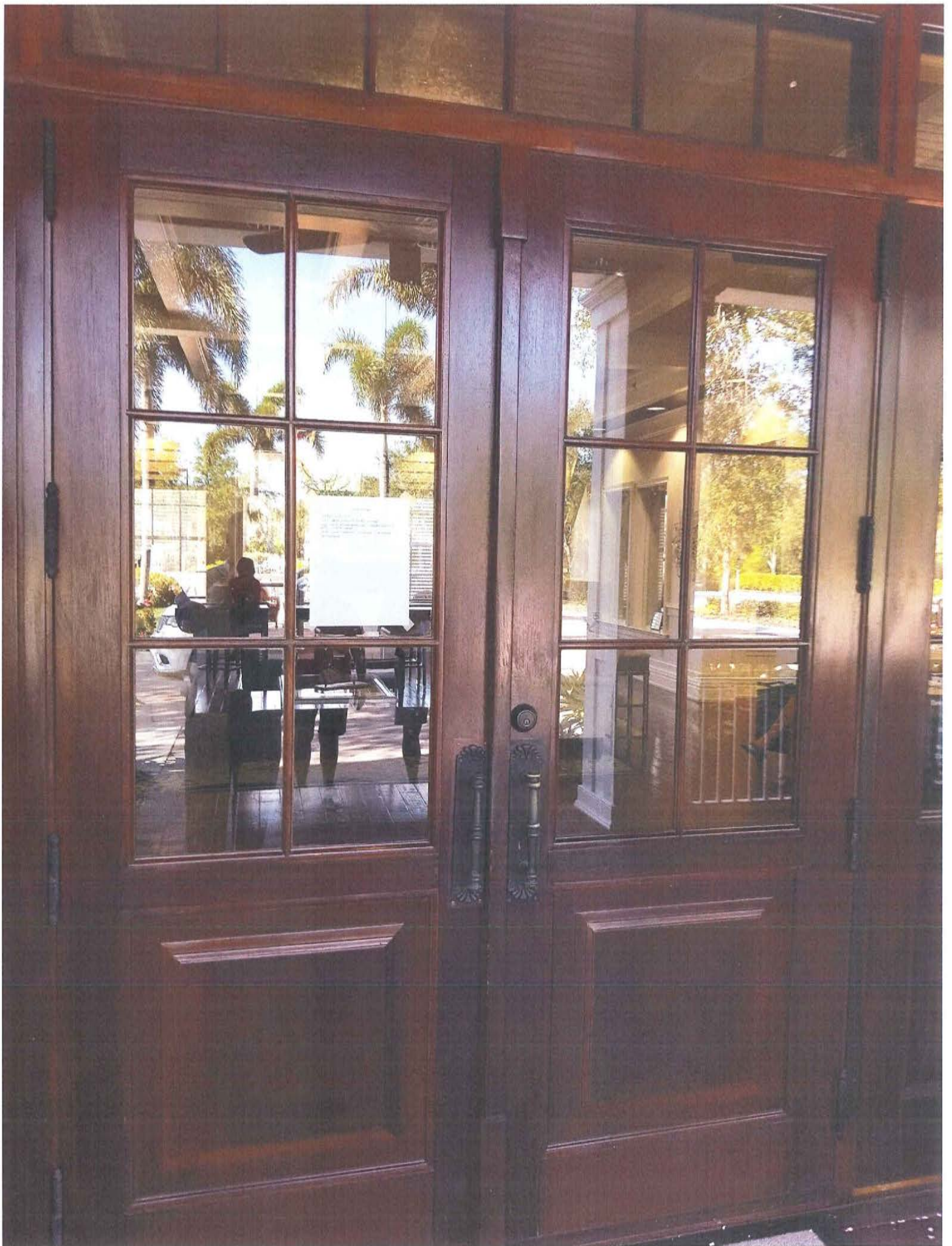
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Community Meeting

Date: May 8, 2018 @ 10:00am

Location: Town Hall Amenity Center, 3089 River Hall Parkway

Subject: River Hall Administrative Amendment to update Zoning Resolution and MCP to reflect current conditions.

For More Information Please Contact: Karla Llanos, Barraco and Associates

KarlaL@barraco.com

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Customer: BARRACO AND ASSOCIATES, INC.

Ad No.: 0002897705

Address: 2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS FL 33901
USA

Net Amt: \$75.80

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/01/18

Text of Ad:

PUBLIC NOTICE
RIVER HALL
COMMUNITY MEETING

PUBLIC MEETING
DATE: May 8, 2018 at 10:00 a.m.
LOCATION: River Hall Town Hall Amen-
ity Center
3089 River Hall Parkway
Alva, FL 33920
APPLICANT: Barraco and Associates, Inc.
PROJECT NAME: River Hall
ACTION REQUESTED: Administrative
Amendment to update Zoning Resolu-
tion and MCP to reflect current condi-
tions.
For More Information Please Contact:
Karla Llanos, Barraco and Associates
KarlaL@barraco.net
AD# 2897705 May 1, 2018

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Legal Notices

Public Notice for Traffic Regulation

PUBLIC NOTICE

Effective May 15, 2018, Lee County Department of Transportation will authorize a change in Intersection Control as follows:

East Railroad Avenue & 16th Street E. (Boca Grande), to be converted from 1-way stop control to an All-Way stop control
PO: WESTERN REF L050118-63
AD#: 2876215 May 1, 2018

PUBLIC NOTICE
RIVER HALL
COMMUNITY MEETING

PUBLIC MEETING
DATE: May 8, 2018 at 10:00 a.m.
LOCATION: River Hall Town Hall Amenities Room
3009 River Hall Parkway
Alva, FL 33920
APPLICANT: Barraco and Associates, Inc.
PROJECT NAME: River Hall
ACTION REQUESTED: Administrative Amendment to update Zoning Resolution and MCP to reflect current conditions.
For More Information Please Contact:
Karla Llanos, Barraco and Associates
KarlaLlanos@barraco.net
AD#: 2857705 May 1, 2018

Notice of Meetings

Notice of Public Meeting
Please take notice that there will be a

Notice of Action

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT IN
AND FOR LEE COUNTY, FLORIDA

CASE NO. 18-CA-1217

SUZANNE J. VAN HISE-FOWLES, SUCCESSOR TRUSTEE
OF THE PHYLLIS J. VAN HISE REVOCABLE LIVING TRUST,

VS.

THE HEIRS AND DEVISEES OF JO ANN M. DAVIS, ET AL,
Plaintiff,
Defendants.

NOTICE OF ACTION
TO: THE HEIRS AND DEVISEES OF JO ANN M. DAVIS, if alive, and if dead, her unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under or against her; the unknown spouse, heirs devisees, grantees, judgment creditors of defendants, deceased, and all other parties claiming by, through, under or against defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees and judgment creditors, or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title or interest in the property described below.
YOUR ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, to quiet title on the property described as: Block 14, SAN CARLOS PARK GOLF COURSE ADDITION, according to the map or plat hereof as recorded in Plat Book 23, Pages 70-75 Public Records of Lee County, Florida, and you are required to serve a copy of your written defenses to it, if any, to:

Walter Grace, Jr.
GOETZ & GOETZ
Attorney for Plaintiff
gracew@goetzlegal.com
333 Barkley Circle
Unit 100
Fort Myers, FL 33907

on or before May 14, 2018, and file the original with the Clerk of this Court, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and Seal of this Court on April 3, 2018.

LINDA DOGGETT
CLERK OF THE COURT
By /s/ K Sheap
As Deputy Clerk

Notice of Sales

NOTICE OF PUBLIC SALE: AA Auto of Collier County gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/15/2018, 08:00 am at 2240 Corporation Blvd Naples, FL 34109-2053, pursuant to subsection 713.78 of the Florida Statutes. AA Auto of Collier County reserves the right to accept or reject any and/or all bids.

1N4DL01D11C175003 2001 NISSAN

AD#: 2892161 May 1, 2018

NOTICE OF PUBLIC SALE: McHabb Motorsports gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/15/2018, 08:00 am at 4269 Enterprise Ave Naples, FL 34104, pursuant to subsection 713.78 of the Florida Statutes. McHabb Motorsports reserves the right to accept or reject any and/or all bids.

2G1WF52E92925596 2002 CHEVROLET
3LNHM26T7X8R64323 2008 LINCOLN

AD#: 2892149 May 1, 2018

NOTICE OF PUBLIC SALE: T&C Towing Service Inc gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/15/2018, 08:00 am at 4269 Enterprise Ave Naples, FL 34104, pursuant to subsection 713.78 of the Florida Statutes. T&C Towing Service Inc reserves the right to accept or reject any and/or all bids.

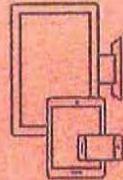
13ACD309EC76043E
1996 CADILLAC VING TRAILER
154P224PYV2915589 2000 FORD
1M4AL1D06C138430 2008 NISSAN
3GNDAL30285S3842A
2008 CHEVROLET
EJ100599D696 1996 CRXG BOAT
JN1BV7AP8EM691778 2014 INFINITI
KNAFU5A21C5643957 2012 KIA

AD#: 2892060 May 1, 2018

The following vehicle / vessel(s) will be
auctioned at the Lee County Sheriff's Office

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MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

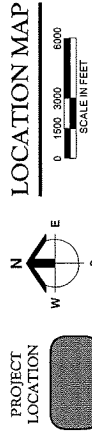
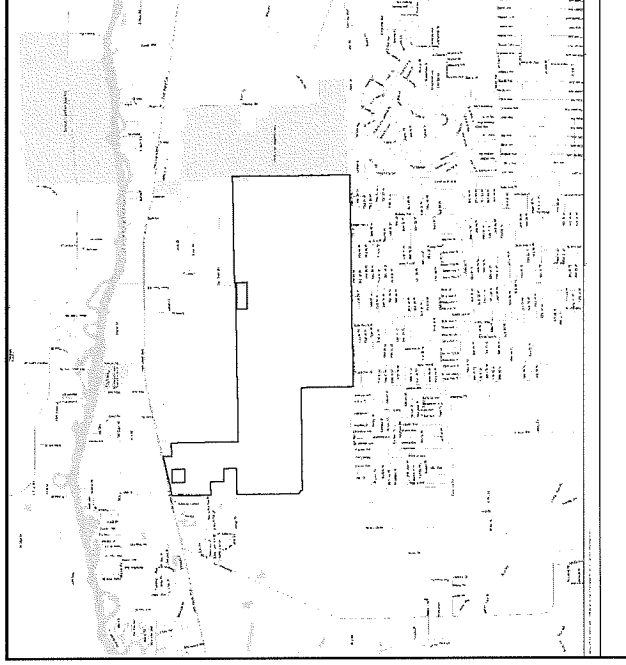
SITE ADDRESS		PROJECT DATUM	
HAWKS HAVEN DEVELOPMENT, LLC 2401 RIVER HALL PARKWAY ALBUQUERQUE, NM 87105 (505) 243-2280 (202) 274-8377		FLORIDA STATE PLANS WEST ZONE (ACT18A000) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1989	
ZONING		RECORD PLAT	
HAWKS HAVEN RPD		APPROVED	
FLOOD ZONE		STRAP NUMBERS	
ACCORDING TO FIRM COMMUNITY PANEL 135-124 SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE AT (EL. B AND ZONE B)			
AGENCY		NOTES	
S. FLORIDA WATER MANAGEMENT DISTRICT		PERMIT NO. 36-04008-P	
LEE COUNTY DEPARTMENT OF HEALTH		PERMIT NO. 10201325-117-DSBP	
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION		PERMIT NO. 47HDC04M-0VC	
F.D.O.T. CONNECTION PERMIT		-	
F.D.O.T. FLOOD UTILITY PERMIT		-	
ARMY CORPS OF ENGINEERS		-	
F.D.E.P. NOTICE OF INTENT		PERMIT NO. FLE0000	
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY			
DESIGN TEAM			
PROJECT ENGINEER		PROJECT MANAGEMENT	
CARL A. BARRACO, P.E.		CHRIS VAN BUREK	
DESIGN ENGINEER		PROJECT SURVEYOR	
TEIGUNVA, P.E.		SCOTT WHEELER, P.S.M.	
LEAD DESIGN TECHNICIAN		SITE PLANNING	
WES KAYNE, E.L.		JENNIFER SAVEN	
DESIGN STAFF		LANDSCAPE DESIGN	
TOUR, HOALUNG			
QUALITY CONTROL		RECORD DRAWINGS	
TOUR, HOALUNG			

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	2198A00.DWG
2	MASTER CONCEPT PLAN	B	2198A00.DWG
3	DETAILS	-	2198A00.DWG



Barraco
and Associates, Inc.
LAND SURVEYING, ENGINEERING, AND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2011 JACKSON BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2600
FORT MYERS, FLORIDA 33902-2600
FAX (239) 461-5189
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1995, SURVEYING 1996

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 200
JACKSONVILLE, FL 32256
PHONE (904) 962-1368
FAX (904) 962-0481

RIVER HALL
FORMERLY KNOWN AS
HAWKS HAVEN
PART OF SECTIONS 27, 2A, 3A AND 3B
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS DRAWING IS THE PROPERTY OF BARRACO AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARRACO AND ASSOCIATES, INC.
DATE: 11/15/18
DRAWN BY: JAV
CHECKED BY: JAV
APPROVED BY: JAV
DATE: 11/15/18
DRAWN BY: JAV
CHECKED BY: JAV
APPROVED BY: JAV
DATE: 11/15/18
DRAWN BY: JAV
CHECKED BY: JAV
APPROVED BY: JAV
PROJECT NO.: 2198A00
SHEET NO.: 1

COVER SHEET AND LOCATION MAP

LOCATION MAP


www.barraco.net

Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in

Section 27, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run $S00^{\circ}51'17''E$ along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, Section 1202-(106)202) (150 feet wide); thence run $S77^{\circ}10'14''W$ along said Southerly right of way line for 2020.02 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run $S00^{\circ}48'16''E$ along said West line for 659.70 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records and the POINT OF BEGINNING.

From said Point of Beginning continue $S00^{\circ}48'16''E$ along said West line for 147.35 feet to the Southwest corner of said Fraction; thence run $N88^{\circ}57'38''E$ along the South line of said Fraction for 658.93 feet to the Southeast corner of said Fraction; thence run $N00^{\circ}49'17''W$ along the East line of said Fraction and the Northerly extension thereof for 679.50 feet to a point on a non-tangent curve and an intersection with the Southerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following two courses along said Southerly line: northeasterly along an arc of curve to the right of radius 47.00 feet (delta $143^{\circ}38'22''$) (chord bearing $N33^{\circ}01'46''E$) (chord 89.31 feet) for 117.83 feet and $N72^{\circ}06'29''E$ for 25.00 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following two courses along said Westerly right of way line: southeasterly along an arc of curve to the left of radius 550.00 feet (delta $46^{\circ}09'15''$) (chord bearing $S40^{\circ}58'08''E$) (chord 431.17 feet) for 443.05 feet to a point of reverse curvature and southerly along an arc of curve to the right of radius 330.00 feet (delta $99^{\circ}34'05''$) (chord bearing $S14^{\circ}15'43''E$) (chord 503.99 feet) for 573.47 feet and an intersection with the Northerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following twelve courses along the Northerly and Westerly line of said lands: $N49^{\circ}27'03''W$ for 93.53 feet; $N83^{\circ}01'34''W$ for 15.43 feet; $S77^{\circ}21'37''W$ for 47.94 feet; $N64^{\circ}29'31''W$ for 68.07 feet; $N70^{\circ}34'42''W$ for 40.50 feet; $N64^{\circ}18'36''W$ for 43.29 feet; $S45^{\circ}39'05''W$ for 257.65 feet; $S42^{\circ}31'12''W$ for 170.94 feet; $S24^{\circ}22'19''W$ for 49.62 feet; $S37^{\circ}17'31''W$ for 158.88 feet; $S74^{\circ}16'38''W$ for 39.78 feet and $S27^{\circ}57'15''W$ for 32.62 feet;

DESCRIPTION (Cont.)

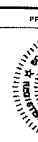
thence run N83°55'02"W still along said Westerly line of lands and continuing along the Easterly line of said record plat of Cascades at River Hall, Phase 1, for 66.93 feet; thence run the following twenty-one courses along the Easterly line of said record plat: N40°22'37"W for 56.04 feet; N51°29'37"W for 50.40 feet; N48°01'27"W for 70.47 feet; N12°39'03"W for 43.78 feet; N53°32'22"W for 22.35 feet; N61°10'41"W for 46.11 feet; N37°43'45"W for 52.46 feet; N31°01'59"W for 50.46 feet; N29°34'38"W for 54.97 feet; N19°52'21"W for 32.97 feet; S37°25'01"W for 17.76 feet; S39°40'24"W for 30.36 feet; S50°35'06"W for 81.49 feet; N56°29'59"W for 86.75 feet; N20°36'58"W for 68.28 feet; N00°41'08"E for 118.61 feet; N41°34'25"E for 55.37 feet; S72°15'21"E for 45.73 feet; N46°06'54"E for 45.04 feet; N34°19'51"E for 37.84 feet and S67°22'42"E for 26.56 feet to the POINT OF BEGINNING.

Containing 11.74 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.



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

Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - LANDSCAPE DESIGN www.barraco.net 2271 MCGREGOR BLVD., SUITE 109 PORT OFFICE DRIVE AVER 2200 FORT MYERS, FLORIDA 33902-2200 PHONE (239) 461-3470 FAX (239) 481-3166 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940	
PREPARED FOR:	
 LandMar GROUP, LLC	
2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920	
PHONE (239) 274-0321 FAX (239) 274-0517	
PROJECT DESCRIPTION:	
HAWK'S HAVEN PART OF SECTIONS 25, 26, 27, 34, 35 AND 36 TOWNSHIP 43 SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA	
PROJECT SURVEYOR:	
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	210355-47.DWG
LAYOUT	LAYOUT1
LOCATION	J:\US\JL\DWG\LSD\SURV\NG\SWITCH
PLOT DATE	FRI Jul 7-15-2010 - 1:43 PM
PLOT BY	PBTR OLSEN
DRAWN/DATA	
SURVEY DATE	11-09-2007
DRAWN BY	PJD
CHECKED BY	SJW
SCALE	1"=200'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO	SHEET NUMBER
21988 27-43-26	3 OF 3

MASTER CONCEPT PLAN
FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS HAWKS HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929																				
ZONING HAWKS HAVEN RPD	RECORD PLAT APPROVED																				
FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS																				
PERMIT REQUIREMENTS																					
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	<table><tr><td>STATUS</td><td>NOTES</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 36-04006-P</td></tr><tr><td>APPROVED</td><td>PERMIT NO. DOS2004-00138</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 0125120-117 DSGP</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 47040-084-DWC</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>ISSUED</td><td>PERMIT NO. FLR10Y480</td></tr></table>	STATUS	NOTES	APPROVED	PERMIT NO. 36-04006-P	APPROVED	PERMIT NO. DOS2004-00138	APPROVED	PERMIT NO. 0125120-117 DSGP	APPROVED	PERMIT NO. 47040-084-DWC	N/A	-	N/A	-	N/A	-	N/A	-	ISSUED	PERMIT NO. FLR10Y480
STATUS	NOTES																				
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N/A	-																				
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N/A	-																				
N/A	-																				
ISSUED	PERMIT NO. FLR10Y480																				

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

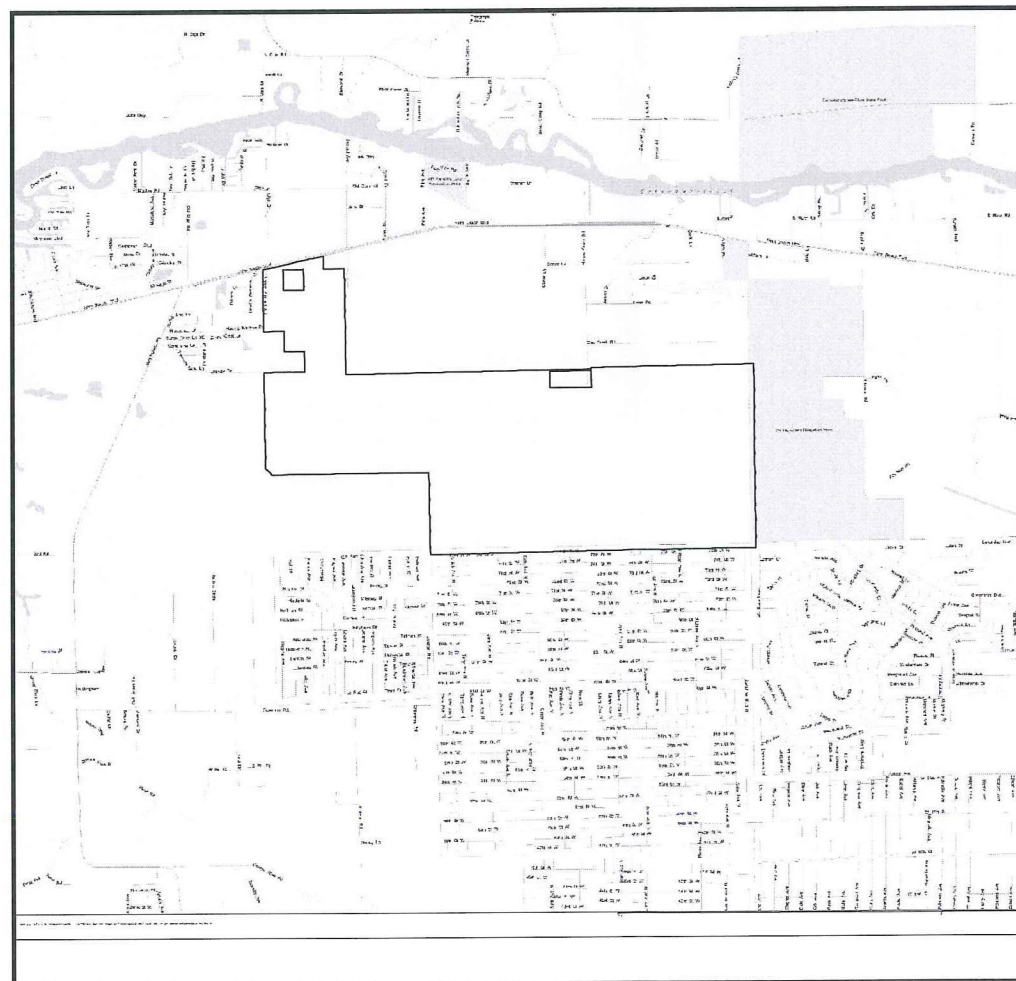
DESIGN TEAM

PROJECT ENGINEER CARL A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, P.E.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN WES KAYNE, E.I.	SITE PLANNING JENNIFER SAPEN
DESIGN STAFF TOM R. HOLMLUND	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

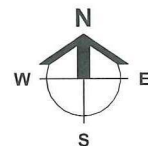
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ALL DIMENSIONS ARE IN FEET.

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN	B	21998Z03.DWG
3	DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33802-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME | 21988Z01.DWG
LOCATION | J:\21988\DWG\ZONING\2018 REZONE\
PLOT DATE | THU, 2-15-2018 - 11:32 AM
PLOT BY | JENNIFER SAPEN

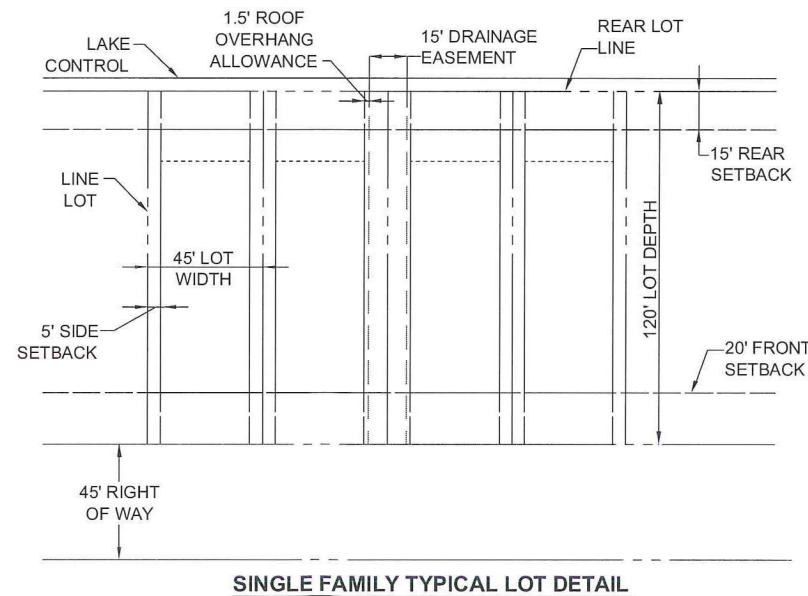
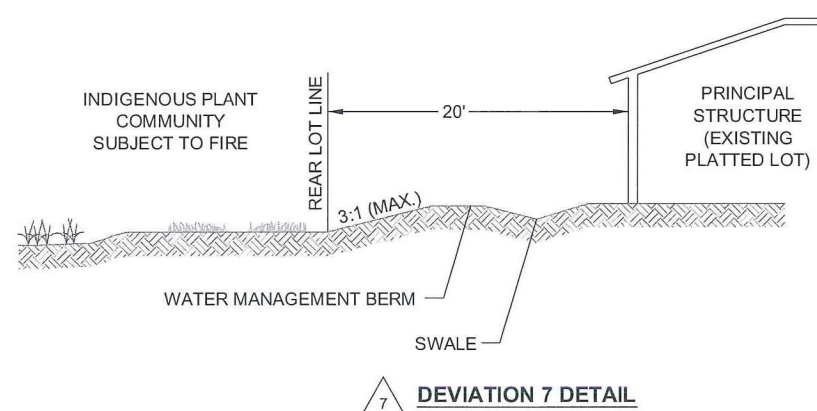
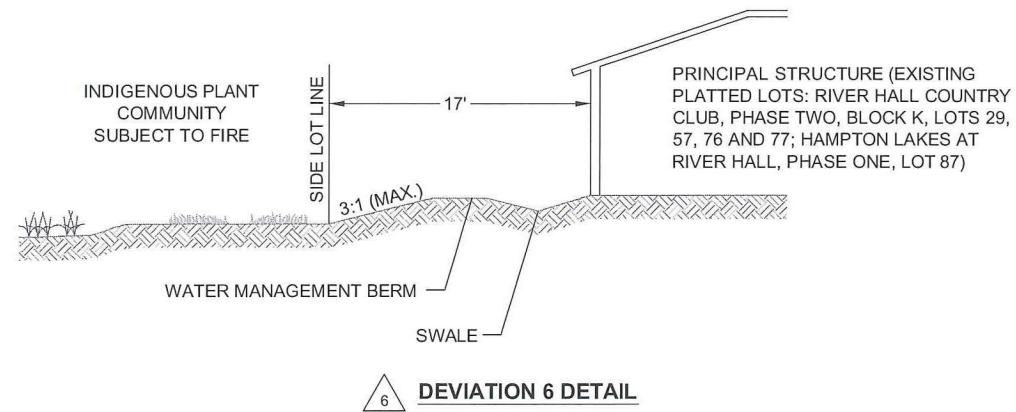
CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

PLAN REVISIONS	
3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	
2-15-18	TRAFFIC SIGNAL ADDED

PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1



SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET

DEPTH: 120 FEET

LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET

SIDE: 5 FEET, SEE CONDITION 2.b.i.

REAR: 15 FEET

WATERBODY: 20 FEET

ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. 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.

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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SUITE 205
JACKSONVILLE, FL 32256
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PROJECT DESCRIPTION

RIVER HALL
FORMERLY KNOWN AS
HAWKS HAVEN
PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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LOCATION: J:\21988\DWG\ZONING\2018 REZONE\
PLOT DATE: THU, 2-15-2018 - 11:33 AM
PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS
3-20-13 REVISED AMENDMENT AREA
12-17-14 REVISED AMENDMENT AREA
1-23-15 REVISED PER HEX
2-15-18 TRAFFIC SIGNAL ADDED

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.
SHEET NUMBER
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