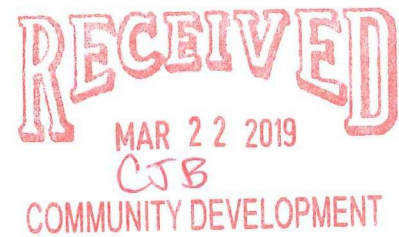


March 22, 2019

Anthony R. Rodriguez, AICP
Lee County Community Development Department
Zoning Section
PO Box 398
Fort Myers, FL 33902



Re: ADD2019-00017 (River Hall, Hampton Lakes)

Dear Mr. Rodriguez,

Please accept this letter and enclosed information in response to Staff's comments received via email on February 26, 2019.

1. *Comment: The requested relief will result in a building separation of 9.5 feet, whereas a building separation of 10 feet is required in accordance with the property development regulations. Please provide correspondence from the Fort Myers Shores Fire Control District indicating that no impact to firefighting capabilities will result from the proposed setback reduction.*

Response: Please see enclosed email correspondence.

2. *Comment: The subject property is located within the Caloosahatchee Shores Community Plan area as noted in the Request Narrative. Please provide a meeting summary document from the required public information session in accordance with Section 33-1482 of the LDC.*

Response: Please see enclosed memo from meeting held with the Caloosahatchee Shores Planning Committee on Friday, March 8, 2019.

Sincerely,
BARRACO AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Jennifer Sopen', written over a horizontal blue line.

Jennifer Sopen, AICP

Attachments:

1. Email correspondence from the Fort Myers Shores Fire Control District
2. Memorandum from the Caloosahatchee Shores Planning Community Public Information Meeting
3. Copy of newspaper advertisement
4. Public information session documents (agenda, sign in sheet, images, and email correspondence)

Dawn Russell

To: Carl Barraco Jr
Subject: RE: River Hall Lot 4 Variance

----- Forwarded message -----

From: "Robert Rewis" <Rewis817@hotmail.com>
Date: Thu, Mar 21, 2019 at 5:27 PM -0400
Subject: RE: River Hall Lot 4 Variance
To: "Carl Barraco Jr" <CarlJr@barraco.net>

I have no objection to the setback to change from 10' down to 9 ½' and also not allowing the A/C pad to be placed on the side of the homes.

Thank you,
Robert Rewis
Deputy Chief / Fire Marshal
Lee County Fire Arson Task Force – Senior Investigator / Team Leader
Ft. Myers Shores Fire Protection & Rescue Service District
12345 Palm Beach Blvd.
Ft. Myers, FL. 33905
(239)694-2833 OFFICE
(239)694-3355 FAX



Email which is created or received by an Fort Myers Shores Fire Rescue employee in connection with the transaction of official business of Fort Myers Shores Fire Rescue is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws and regulations, unless exempted by law. The information contained in this e-mail message may be privileged, confidential, and protected from disclosure pursuant to F.S.S. 119.07. Any unauthorized use, printing, copying, disclosure, dissemination of or reliance upon this communication by persons other than the intended recipient may be subject to legal restriction or sanction. If you think that you have received this e-mail message in error, please reply to sender and delete this e-mail promptly

From: Carl Barraco Jr <CarlJr@barraco.net>
Sent: Wednesday, March 20, 2019 8:27 AM
To: Rewis817@hotmail.com
Subject: River Hall Lot 4 Variance

Deputy Chief Rewis,

Thank you for hosting our Community meeting last weekend.

As we discussed last week after the meeting, one of the comments Lee County Staff made is they would like correspondence from you (the Fire Marshall) that you have no objection to the requested variance. As a brief summary of the requested variance, the applicant is requesting that side setbacks be reduced from 10.0' to

9.5'. Also as discussed, the applicant has agreed to not place the AC pad on the side of the home associated with this variance.

I believe your response to this email that you have no objection will suffice for the County. Is this request something that you can provide us with? Please feel free to call my cell phone with any questions or comments.

Regards,

Carl A. Barraco, Jr., P.E.
Project Engineer
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Blvd.
Fort Myers, FL 33901
(239) 461-3170 Office
(239) 633-6344 Cell
(239) 461-3169 Fax
<http://www.barraco.net>

File:

MEMORANDUM

TO:	Anthony Rodriguez, AICP	FROM:	Jennifer Sapen, AICP
COMPANY:	Lee County Community Development	DATE:	March 14, 2019
COPY TO:	Mike Hueniken, Pulte Homes	PROJECT NUMBER:	23473 / 21988
RE:	ADD2019-00017 (Lot 4 Hampton Lakes at River Hall) Caloosahatchee Shores Planning Community Public Information Meeting		

A meeting was held Friday, March 8th at the Fort Myers Shores Fire Department located at 12345 Palm Beach Blvd, Fort Myers. The meeting was publicly advertised with the News-Press and a copy of that advertisement is included. Thirteen people attended the meeting, please see the enclosed sign-in sheet. Because multiple cases were discussed an agenda was distributed to the attendees, please see enclosed agenda.

Jennifer Sapen outlined the request to reduce the side setback for lot 4 of Hampton Lakes, located on Angelica Drive, from 5' to 4.5'. Ms. Sapen presented a master plan of River Hall to show the location of the subject lot. She then presented a graphic showing an enlarged view of lot 4 with the desired 1.5' side setbacks and the home to be placed on the lot. An explanation was given on the cause for the request; non-parallel side lot lines which prohibit home width typical for the homes of Angelica Drive. Ms. Sapen explained that the home could fit within the requested setbacks, but with a smaller lot width in the front of the lot the home would have to be pushed back further from the road than other homes on Angelica Drive, creating an odd streetscape. Attendees generally agreed that pushing the home back wouldn't be appropriate.

A member of the public, a River Hall resident, questioned whether this lot was receiving special treatment by allowing a home to exist on a smaller lot. Ms. Sapen responded by presenting a blow-up of the plat of the area surrounding lot 4, which showed that lot 4 is larger than some of the neighboring lots on the same street. Ms. Sapen explained that many lot in River hall have varying lot sizes due to pie-shaped lots, lots with drainage easements, and irregular length lots abutting preserves.

No further discussion during the meeting was had on lot 4 and no vote was taken by the board. As the contact person noted in the News-Press ad, prior to the community meeting Ms. Sapen engaged in email correspondence to answer questions. Some of the emails received required only clarity of the request. Because multiple cases were presented, there was some confusion on the request for River Hall. Once of the cases that was planned to be presented was a comprehensive plan amendment for a property not related to River Hall. Copies of that email correspondence is attached.



Legal Notices

PUBLIC NOTICE
SR 80 (CPD), River Hall (RPD), The Verandah (MPD)
COMMUNITY MEETING

PUBLIC MEETING

DATE: Friday, March 8, 2019 at 1:00 p.m.

LOCATION: Fort Myers Shores Fire Department,
 12345 Palm Beach Blvd. Fort Myers, FL. 33905

APPLICANT: Barraco and Associates, Inc.

PROJECT NAMES: SR 80 (CPD), River Hall (RPD), The Verandah (MPD)

ACTION REQUESTED:

SR 80 (CPD): Lee County Comprehensive Plan Amendment to amend 24.7 acres from Urban Community Future Land Use to Central Urban Future Land Use, The request increases density from 6 units per acre to 10 units per acre. River Hall (RPD): Lee County Administrative Amendment to allow a 4.5 feet side setback on each side of lot 4 located in Hampton Lakes subdivision.

River Hall South: Development Order for 332 single family lots with associated infrastructure, to be completed in 4 phases.

River Hall Town Center: Development Order for Fitness Center expansion and supportive infrastructure, to be completed in two phases.

River Hall Maintenance Facility: Development Order for Maintenance building expansion and supportive infrastructure.

The Verandah (MPD): Lee County Administrative Amendment to allow outdoor recreation as a use near the project's entrance.

For More Information Please Contact: Jennifer Sopen, Barraco and Associates,
 JenniferS@barraco.net

AD# 3418649 Mar. 4, 2019

LEGAL NOTICE

Caloosahatchee Shores Planning Community

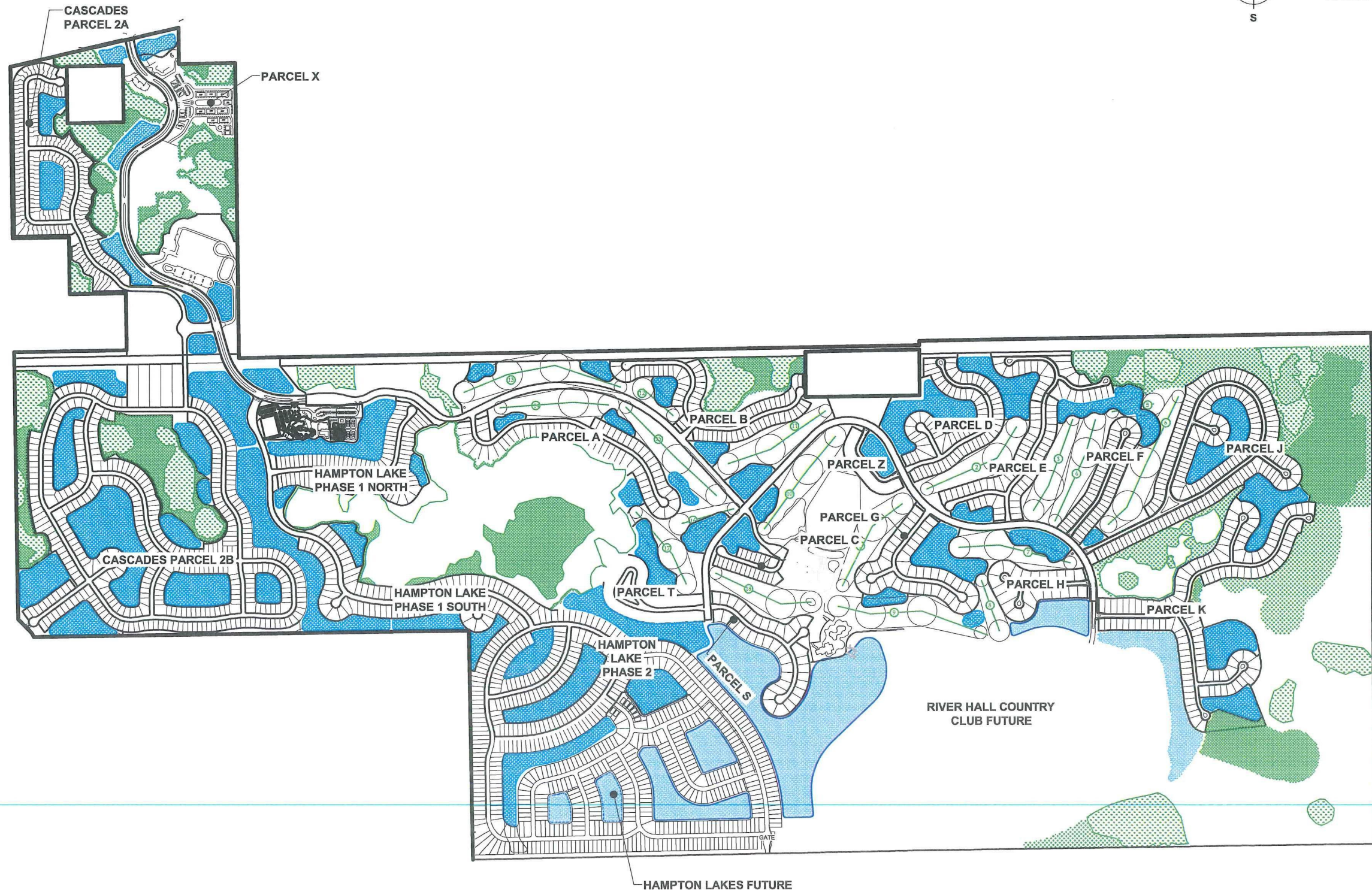
March 8, 2019

- 1) State Road 80/31 CPD - WITHDRAWN
 - 2) River Hall - Administrative Amendment
Request: To allow a 4.5 feet side setback on each side of lot 4 located in the Hampton Lakes subdivision. No increase in height or density.
 - 3) River Hall South - Development Order
Description: 332 single family lots with associated infrastructure, to be completed in 4 phases.
 - 4) River Hall Town Center - Development Order
Description: Fitness Center expansion and supportive infrastructure, to be completed in two phases.
 - 5) River Hall Maintenance Facility - Development Order
Description: Maintenance building expansion and supportive infrastructure.
 - 6) Verandah - Administrative Amendment
Request: To allow outdoor recreation as a use near the project's entrance.
-

Caloosahatchee Shores Planning Community

Public Information Meeting 3-8-2019

<u>Name</u>	<u>representing</u>	<u>email</u>
Jennifer Saper	Barraco + Assoc.	jennifers@barraco.com
Bob Stark	Resident River Hall	Robert.Stark@comcast.net
Michael Morash	Homeowner	michael.g.morash@comcast.net
Jim Giedeman	ELCC	jimgiedeman@yahoo.com
Ed Kimber	ELCC	KIMBER 2253@comcast.net
Paul Martin	Verandah	pmartin@kallier.com
Chris Dowaliby	FMSFD	FMSFD1@hotmail.com
Robert Lewis	FMSFD	Rewis817@hotmail.com
Joe Dommenick	Res. River Hall	Toby Dom@Hot.Com
Ken Hasenei	Res. River Hall	kenhasenei@verizon.net
Mike Hagen	Res River Hall	mchagen1972@comcast.net
Kevin Mitchell	Homeowner	hogus2013@yahoo.com
Paul & Karen Astour	R.H. Resident	pastour@comcast.net



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

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
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

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 21988X00-OPT25-MASTER.DWG

LOCATION: J:\21988X00\DWG\PRELIM

PLOT DATE: THU, 3-14-2019 - 11:44 AM

PLOT BY: JENNIFER SAPIEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988A00-OPT25B.DWG

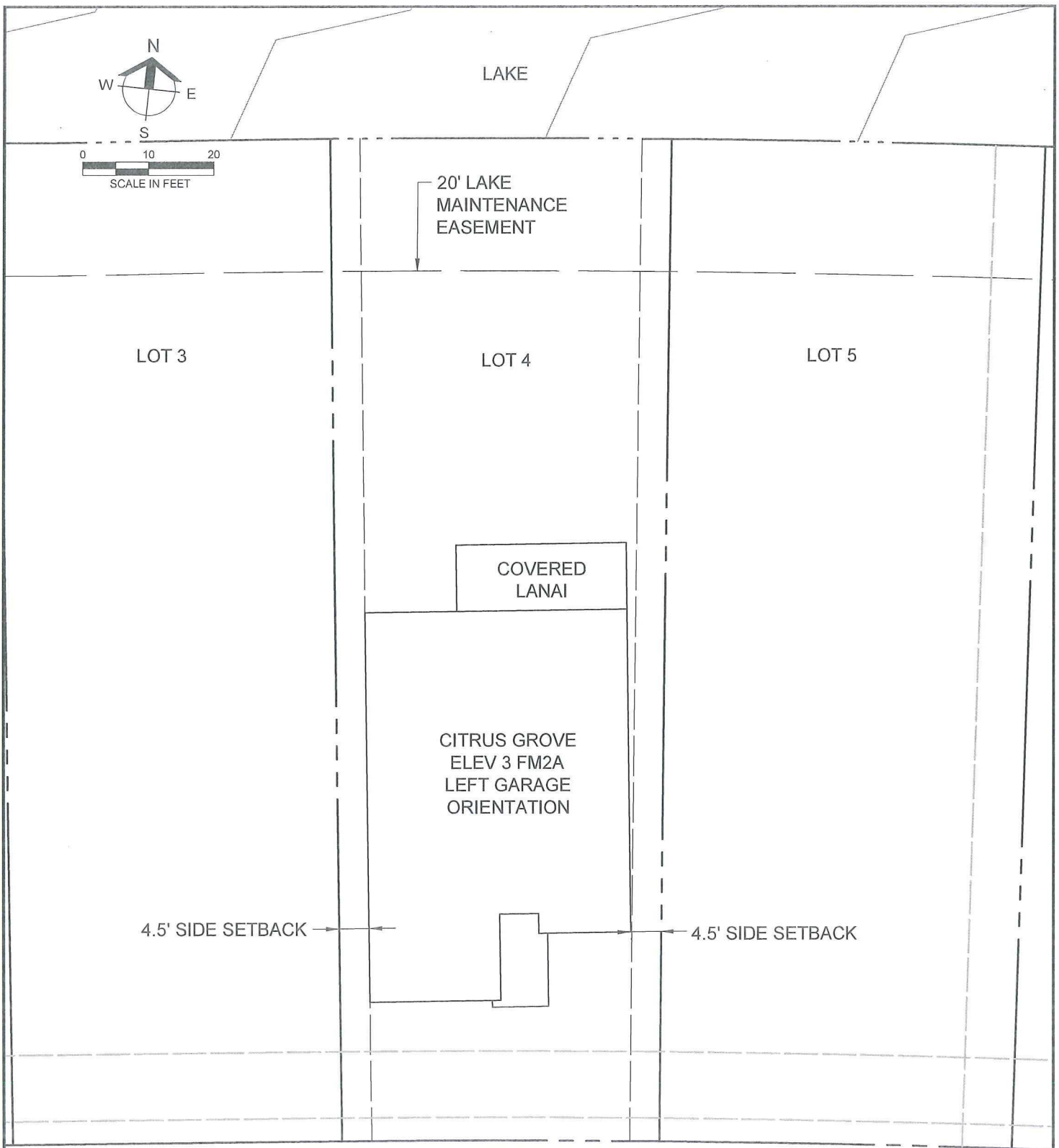
PLAN REVISIONS

PLAN STATUS

--

**MASTER
SITE
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
21988	1



ANGELICA DRIVE

BUYER SIGNOFF

NAME

DATE

NAME

DATE



HAMPTON LAKES LOT 4
ADMINISTRATIVE VARIANCE
SETBACK REDUCTION

FILE NAME 23437-LOT4VARIANCE.DWG

LAYOUT 4 (2)

LOCATION J:\23437\DWG\LOT FIT\11-22-16\EXHIB

PLOT DATE FRI, 12-7-2018 - 4:48 PM

PLOT BY JENNIFER SAPEN

DESIGN BY JENNIFER SAPEN

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 MCGREGOR BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

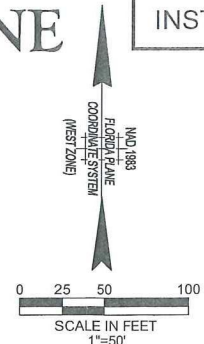
HAMPTON LAKES AT RIVER HALL, PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 27, 34 AND 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

NE 1/4

INSTRUMENT NUMBER _____

SHEET 5 OF 18

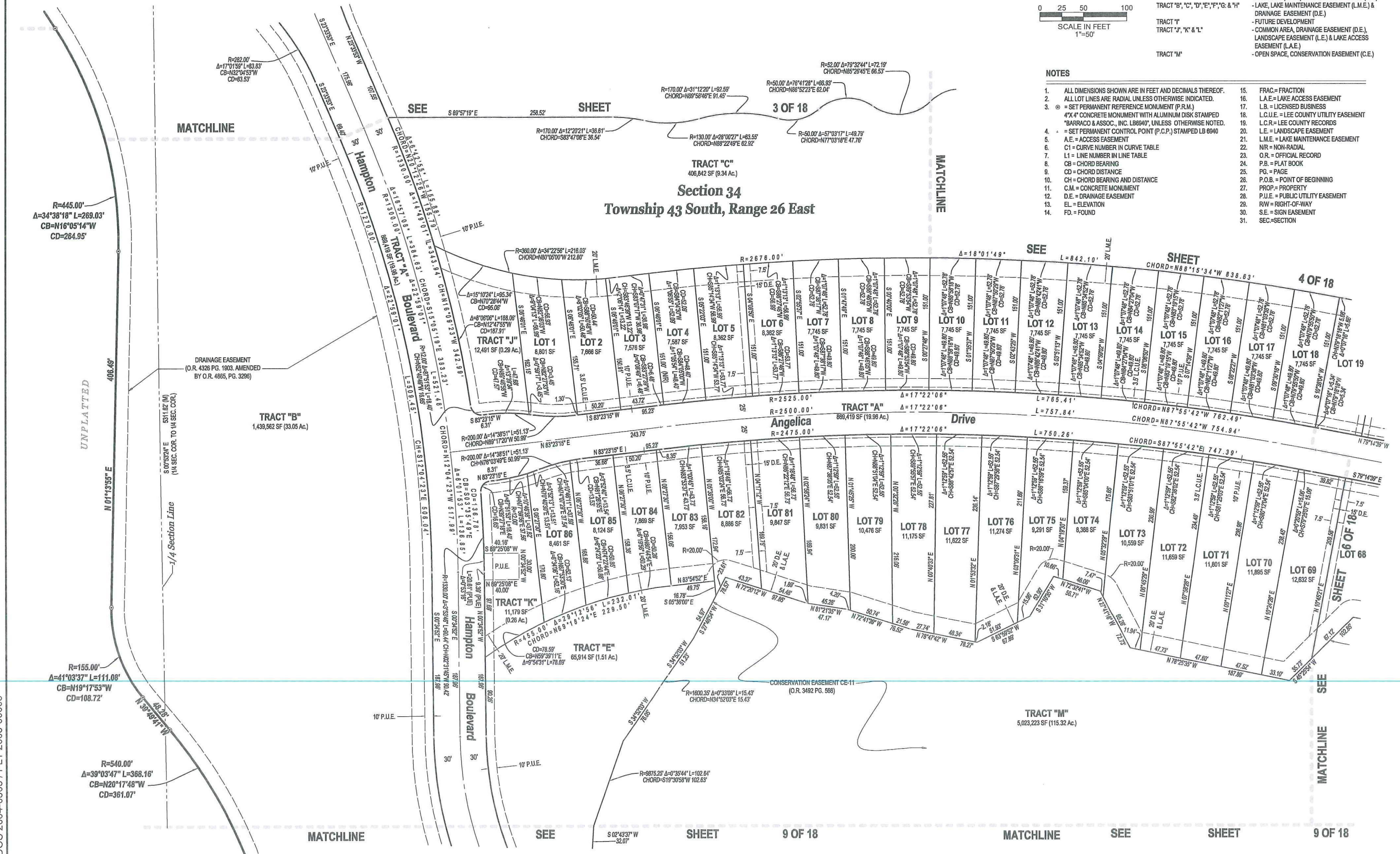


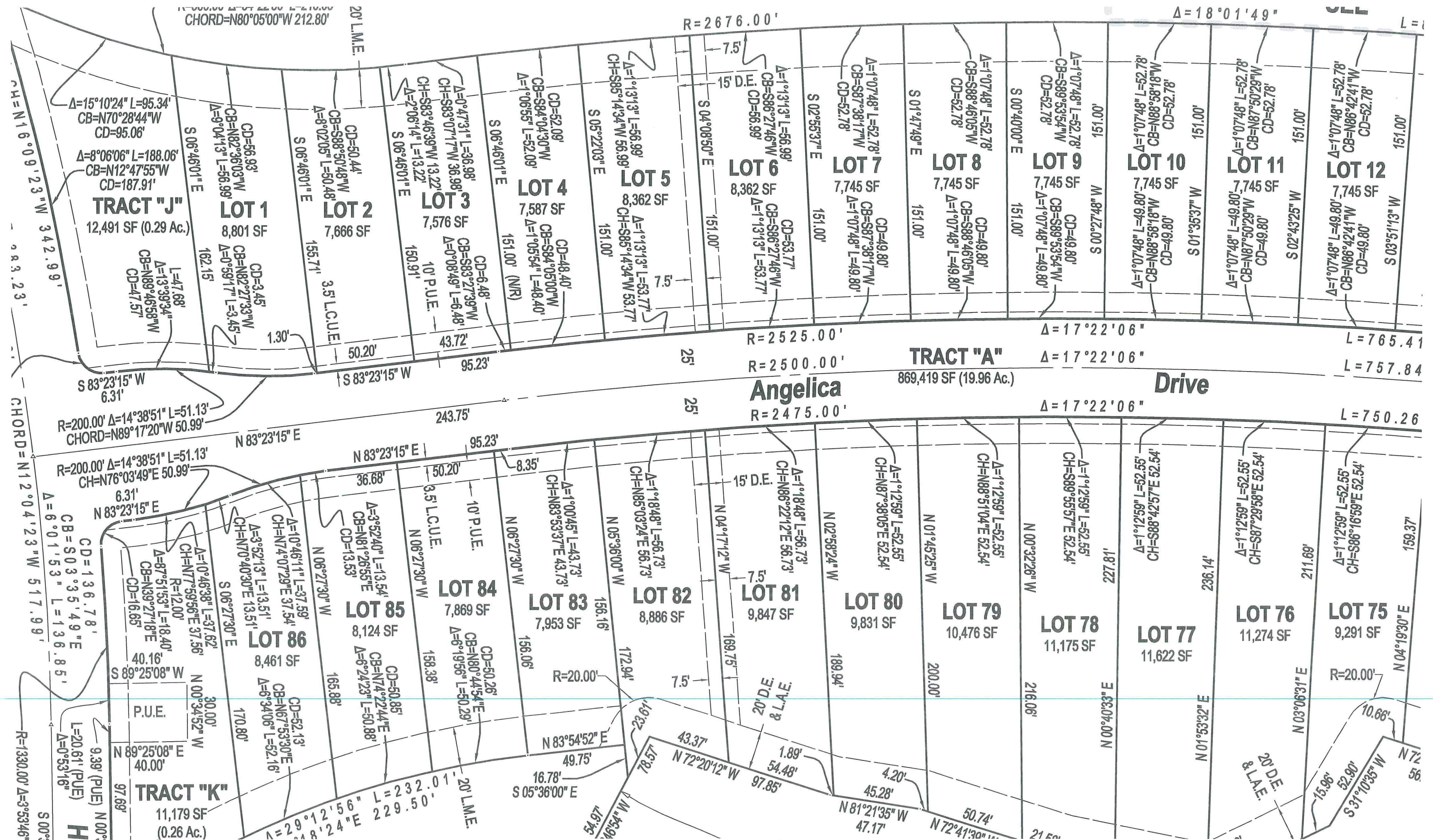
TRACT USAGE:

TRACT "A"	- PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B", "C", "D", "E", "F", "G", & "H"	- LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "I"	- FUTURE DEVELOPMENT
TRACT "J", "K" & "L"	- COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "M"	- OPEN SPACE, CONSERVATION EASEMENT (C.E.)

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BARRACO & ASSOC., INC. LB6940", UNLESS OTHERWISE NOTED.
- ⊙ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
- A.E. = ACCESS EASEMENT
- C1 = CURVE NUMBER IN CURVE TABLE
- L1 = LINE NUMBER IN LINE TABLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- EL = ELEVATION
- FD. = FOUND
- FRAC. = FRACTION
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.C.R. = LEE COUNTY RECORDS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NR = NON-RADIAL
- O.R. = OFFICIAL RECORD
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- PROP. = PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.W. = RIGHT-OF-WAY
- S.E. = SIGN EASEMENT
- SEC. = SECTION





Jennifer Saper

From: Gary Stilwell <sggoat@embarqmail.com>
Sent: Thursday, March 07, 2019 8:37 PM
To: Jennifer Saper
Cc: Ed Kimball; Frank Mann
Subject: Re: Latest River Hall amendment to future land use map

Jennifer,
Thank you very much for the detail. It was very helpful.

I may not be able to attend the Community meeting you have advertised, so please consider this as comments to the meeting minutes

I do have one issue so far--This would be the "oddly shaped" lot in Hampton Lakes(#4) seeking reduction in side setback.

Lee County Zoning Res Z-15-003 Clearly defines the lot setbacks as 5 feet.

The "Engineer Of Record", or Builder, is required to certify the adherence to this requirement upon commencement of construction. It would appear, that this requirement was not met, and construction has progressed(or is progressing), without due diligence being done, prior to construction.

Are you saying the setbacks were not adhered to? Maybe this Lot 4 home construction has not begun--if so, it would appear the building footprint would need to be modified to adhere to the current law.--(potentially floor space reduced to fit the home into the allowed setbacks)

If construction has already started(foundation poured and walls erected, I would say that the building does not meet the Zoning requirements(you can have all the neighbor comments you want, but they don't relieve the Engr/builder of the responsibility of adhering to the law.). The responsible engineer would have erred by not certifying the setbacks as required.

Asking Lee County(and it's citizens) to agree to 'changing the Law' because of the Development or home builders' engineer's (or other's) failure to follow that law is unacceptable.

Regards,
Gary Stilwell

From: "jennifers" <JenniferS@barraco.net>
To: "sggoat" <sggoat@embarqmail.com>
Cc: "Ed Kimball" <kimelk2253@gmail.com>
Sent: Tuesday, March 5, 2019 8:59:11 AM
Subject: RE: Latest River Hall amendment to future land use map

Good morning Gary. The comprehensive plan amendment is for a vacant 25-acre commercial property in the northwest corner of State Road 80/31. The River Hall amendment is to reduce the side setback for one oddly shaped lot on Angelica Drive in Hampton Lakes. For Hampton Lakes, the applicant has contacted the four abutting lot owners (two adjacent and two across the street) and has received letters of no objection from each owner.

The format of the ad can be a little confusing. I've scanned and numbered the six notices for clarity:

1. Comp plan amendment SR 80/31

2. River Hall side setback reduction for lot #4 in Hampton Lakes
3. Development Order (construction plans) for the next phase of Hampton Lakes
4. Development Order for fitness center expansion
5. Development Order for maintenance building expansion
6. Verandah zoning amendment to allow pickleball courts

Jennifer Sapen, AICP

Principal 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: Gary Stilwell [mailto:sggoat@embarqmail.com]

Sent: Monday, March 04, 2019 7:37 PM

To: Jennifer Sapen <JenniferS@barraco.net>

Subject: Fwd: Latest River Hall amendment to future land use map

Could you please provide more information about this FLUM request?--

Specifically, what is being requested, what properties, or where (exactly) the request pertains to, and are the Engineers associated with this request the same for both River Hall and Verandah?

Thank you,
Gary Stilwell

--

If you like to get there in style, drive a Land Rover--If you actually want to get back home--
Drive a Land Cruiser.

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liability or costs, including reasonable attorney fees and costs of defense, arising from any changes made by anyone other than Barraco and Associates, Inc. or from any reuse of the drawings and data without the prior written consent of Barraco and Associates, Inc.

If you like to get there in style, drive a Land Rover--If you actually want to get back home-Drive a Land Cruiser.

LEGAL NOTICES



Legal Notices

PUBLIC NOTICE
SR 80 (CPD), River Hall (RPD), The Verandah (MPD)
COMMUNITY MEETING

PUBLIC MEETING

DATE: Friday, March 8, 2019 at 1:00 p.m.

LOCATION: Fort Myers Shores Fire Department,
12345 Palm Beach Blvd. Fort Myers, FL. 33905

APPLICANT: Barraco and Associates, Inc.

PROJECT NAMES: SR 80 (CPD), River Hall (RPD), The Verandah (MPD)

ACTION REQUESTED:

SR 80 (CPD): Lee County Comprehensive Plan Amendment to amend 24.7 acres from Urban Community Future Land Use to Central Urban Future Land Use, The request increases density from 6 units per acre to 10 units per acre. River Hall (RPD):

Lee County Administrative Amendment to allow a 4.5 feet side setback on each side of lot 4 located in Hampton Lakes subdivision.

River Hall South: Development Order for 332 single family lots with associated infrastructure, to be completed in 4 phases.

River Hall Town Center: Development Order for Fitness Center expansion and supportive infrastructure, to be completed in two phases.

River Hall Maintenance Facility: Development Order for Maintenance building expansion and supportive infrastructure.

The Verandah (MPD): Lee County Administrative Amendment to allow outdoor recreation as a use near the project's entrance.

For More Information Please Contact: Jennifer Sopen, Barraco and Associates,
JenniferS@barraco.net

AD# 3418649 Mar. 4, 2019

LEGAL NOTICE

Jennifer Sapen

From: Holly Schwartz <hollysch31@gmail.com>
Sent: Wednesday, March 06, 2019 10:21 AM
To: Jennifer Sapen
Subject: Re: River Hall RPD

Oh that makes sense now. Thanks.

~hs

On Wed, Mar 6, 2019 at 10:16 AM Jennifer Sapen <JenniferS@barraco.net> wrote:

The CPD is a vacant parcel in the northwest corner of State Road 80/31. The format of the News-Press ad made it a little confusing. Attached highlights the different topics. Hope this helps!

Jennifer Sapen, AICP

Principal 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: Holly Schwartz [mailto:hollysch31@gmail.com]
Sent: Wednesday, March 06, 2019 10:12 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: River Hall RPD

You're right, I asked about the RDP when I meant CPD. So many acronyms...

Thanks,

Holly Schwartz

On Wed, Mar 6, 2019 at 9:55 AM Jennifer Saper <JenniferS@barraco.net> wrote:

Good morning Holly. The River Hall zoning amendment is to reduce the side setback for one oddly shaped lot on Angelica Drive in Hampton Lakes. A copy of the site plan submitted with the request is attached. We will also be presenting three Development Orders for River Hall: the next phase of Hampton Lakes, an expansion of the fitness center and an expansion of the maintenance building.

Jennifer Saper, AICP

Principal 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: Holly Schwartz [mailto:hollysch31@gmail.com]

Sent: Tuesday, March 05, 2019 1:19 PM

To: Jennifer Saper <JenniferS@barraco.net>

Subject: River Hall RPD

Hello Ms. Sapien,

Would you please send me what ever information you can regarding the River Hall RPD that will be discussed at your meeting in Alva this coming Friday?

Thank you,

Holly Schwartz

Alva, FL

In order to use electronic files provided by Barraco and Associates, Inc. you must agree to the following:

In accepting and utilizing any drawings or other electronic data provided by Barraco and Associates, Inc., the recipient agrees that all such drawings and data are instruments of service of Barraco and Associates, Inc. who shall be deemed the author of the drawings and data, and shall retain all common law, statutory and other rights, including copyrights. Any inconsistencies the recipient discovers will be reported to Barraco and Associates, Inc. and will be corrected by Barraco and Associates, Inc.

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The recipient agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement, nor shall the recipient provide that attached data to any other party not indicated as a recipient in the "To" field of this message. The recipient agrees to waive all claims against Barraco and Associates, Inc. resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than Barraco and Associates, Inc.

In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Barraco and Associates, Inc. harmless from any damage, liability or costs, including reasonable attorney fees and costs of defense, arising from any changes made by anyone other than Barraco and Associates, Inc. or from any reuse of the drawings and data without the prior written consent of Barraco and Associates, Inc.

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Legal Notices

PUBLIC NOTICE
 SR 80 (CPD), River Hall (RPD), The Verandah (MPD)
COMMUNITY MEETING

PUBLIC MEETING

DATE: Friday, March 8, 2019 at 1:00 p.m.

LOCATION: Fort Myers Shores Fire Department,
 12345 Palm Beach Blvd. Fort Myers, FL. 33905

APPLICANT: Barraco and Associates, Inc.

PROJECT NAMES: SR 80 (CPD), River Hall (RPD), The Verandah (MPD)

ACTION REQUESTED:

SR 80 (CPD): Lee County Comprehensive Plan Amendment to amend 24.7 acres from Urban Community Future Land Use to Central Urban Future Land Use, The request increases density from 6 units per acre to 10 units per acre. River Hall (RPD):

Lee County Administrative Amendment to allow a 4.5 feet side setback on each side of lot 4 located in Hampton Lakes subdivision.

River Hall South: Development Order for 332 single family lots with associated infrastructure, to be completed in 4 phases.

River Hall Town Center: Development Order for Fitness Center expansion and supportive infrastructure, to be completed in two phases.

River Hall Maintenance Facility: Development Order for Maintenance building expansion and supportive infrastructure.

The Verandah (MPD): Lee County Administrative Amendment to allow outdoor recreation as a use near the project's entrance.

For More Information Please Contact: Jennifer Sopen, Barraco and Associates,
 JenniferS@barraco.net

AD# 3418649 Mar. 4, 2019

LEGAL NOTICE

Jennifer Sapen

From: Jennifer Sapen
Sent: Monday, March 04, 2019 8:42 AM
To: 'Ed Kimball'
Cc: Dawn Russell
Subject: RE: Community Meeting Details

Good morning Ed. Is there a problem with using the fire department? We spoke with Debbie at the fire department and she reserved the room for 3 hours. I know these amendments may seem tedious but the LDC requires all zoning amendments and development orders conduct a public meeting. We have three different projects to present so having the meeting where we usually do at the fire department makes the most sense.

Jennifer Sapen, AICP

Principal 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: Ed Kimball [mailto:kimelk2253@gmail.com]
Sent: Saturday, March 02, 2019 7:44 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: Community Meeting Details

Dawn, Jennifer

Per your E-Mail of 2/23/2019, we agreed that the meeting would be held at the River Hall Community Center. The FMSFD facility certainly could not accommodate the interested parties.
Ed Kimball



Virus-free. www.avast.com

On Fri, Mar 1, 2019 at 10:40 PM Jennifer Sapen <JenniferS@barraco.net> wrote:

Good work on coordinating all this. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Dawn Russell <DawnR@barraco.net>

Date: 3/1/19 4:01 PM (GMT-05:00)

To: kimelk2253@gmail.com

Cc: Jennifer Sapien <JenniferS@barraco.net>, Carl Barraco Jr <CarlJr@barraco.net>, Steve Coleman <SteveC@barraco.net>, Ashley Butler <AshleyB@barraco.net>, Rachel Lersch <RachelL@barraco.net>

Subject: Community Meeting Details

Good Afternoon Mr. Kimball,

Below are the details for the scheduled Community Meeting. The ad for this Community Meeting will publish on Monday, March 4, 2019.



DATE: Friday, March 8, 2019 at 1:00pm

LOCATION: Fort Myers Shores Fire Department

12345 Palm Beach Blvd., Fort Myers, FL 33905

APPLICANT: Barraco and Associates, Inc.

PROJECT NAMES: SR 80 (CPD), River Hall (RPD), The Verandah (MPD)

ACTION REQUESTED:

SR 80 (CPD): Lee County
Comprehensive Plan Amendment
to amend 24.7 acres from Urban
Community Future Land Use to
Central Urban Future Land Use,
The request increases density from
6 units per acre to 10 units per
acre.

River Hall (RPD): Lee County
Administrative Amendment to allow a 4.5
feet side setback on each side of lot 4
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River Hall Maintenance Facility:
Development Order for Maintenance
building expansion and supportive
infrastructure.

The Verandah (MPD): Lee County
Administrative Amendment to allow

outdoor recreation as a use near the project's entrance.

Please verify that you have received this email. If you have any questions, or if I may be of further assistance, please contact me at your convenience.

Best regards,

Dawn Russell

Land 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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