
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