

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00169

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jennifer Sapen, AICP, Barraco & Associates, on behalf of RH Ventures I, II, and III, LLC and RH Golf, LLC, filed an application for an administrative amendment to a Residential and Commercial Planned Development known as River Hall to amend the Master Concept Plan (MCP) to expand a previously approved clubhouse amenity parcel and to re-designate an existing R-1 tract to RMF-1 on property located in River Hall, described more particularly as:

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

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-99-056, with subsequent amendments in case number ADD2004-00067A, Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, ADD2007-00075, Resolution Z-15-003, ADD2017-00091, ADD2018-00058, and ADD2019-00017; and

WHEREAS, the subject property is located in the Rural and Sub-Outlying Suburban Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the most recently adopted Master Concept Plan (MCP) depicts a ±10-acre club site located near the intersection of River Hall Parkway and River Golf Circle, each of which are identified on the adopted MCP as "Spine Road" (see Exhibit "B"); and

WHEREAS, the applicant has filed a request to amend the approved MCP to increase the size of the club tract to permit a maximum tract size of 15 acres (see Exhibit "B"); and

WHEREAS, the applicant's request narrative notes that the proposed expansion area abuts the existing club tract to the north and the existing golf course to the south, east, and west (see Exhibit "C"); and

WHEREAS, the applicant also proposes to re-designate an existing residential pod to the south of the expanded club tract from R-1 to RMF-1 to permit a broader range of dwelling unit types adjacent to the expanded club tract and golf course (see Exhibits "B" and "C"); and

WHEREAS, the R-1 area proposed to be re-designated RMF-1 consists of 39 platted single-family residential lots and is identified as Block S of the River Hall Country Club, Phase Two plat recorded in the Public Records of Lee County in Instrument Number 2006000409514 (see Exhibit "D"); and

WHEREAS, the proposed change in designation will facilitate the development of a broader range of dwelling unit types near established amenities, will permit greater use of the amenity facilities, and will promote walkability within the development (see Exhibit "D"); and

WHEREAS, the proposed MCP depicts changes to the configuration of certain lakes and development areas inside of River Golf Circle in addition to the aforementioned amendments (see Exhibit "B"); and

WHEREAS, the subject property is located within the Caloosahatchee Shores Planning Community established by the Lee Plan; and

WHEREAS, Section 33-1482 of the Lee County Land Development Code requires the owner or agent of a planned development zoning action to conduct one publicly-advertised information session within the Caloosahatchee Shores Planning Community prior to obtaining approval or finding of sufficiency; and

WHEREAS, the applicant conducted a public information session in accordance with this requirement on January 10, 2020, and has provided a meeting summary document as required by the LDC (see Exhibit "E"); and

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

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

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to the River Hall Residential and Commercial Planned Development is **APPROVED subject to the following conditions:**

- 1. The development must be in compliance with the Previously Approved Typical Sections, Master Concept Plan, and Proposed Details (Pages 3 through 5) of the amended five-page Master Concept Plan entitled River Hall RPD/CPD, last revised February 13, 2020, a reduced copy of which is attached hereto as Exhibit "B."**
- 2. The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.**

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 2/14/2020

Mikki Rozdolski, Planning Manager
Lee County

List of Exhibits

Exhibit A: List of STRAP Numbers

Exhibit B: Master Concept Plan

Exhibit C: Request Narrative

Exhibit D: River Hall Country Club, Phase Two Plat, Block S

Exhibit E: Public Information Session Meeting Summary

REVIEWED
ADD2019-00169
Daniel Munt, Planner
Lee County DCD
10/28/2019

EXHIBIT A

CASE NUMBER: ADD2019 -00169

STRAP NUMBERS

35-43-26-03-00F01.0000

35-43-26-00-00001.0000

35-43-26-03-0000S.0290

35-43-26-03-0000S.0300

35-43-26-00-00002.0000

35-43-26-03-0000S.0280

EXHIBIT B

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS	PROJECT DATUM	
HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929	
ZONING	RECORD PLAT	
HAWK'S HAVEN RPD	APPROVED	
FLOOD ZONE	STRAP NUMBERS	
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.		
PERMIT REQUIREMENTS		
AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	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

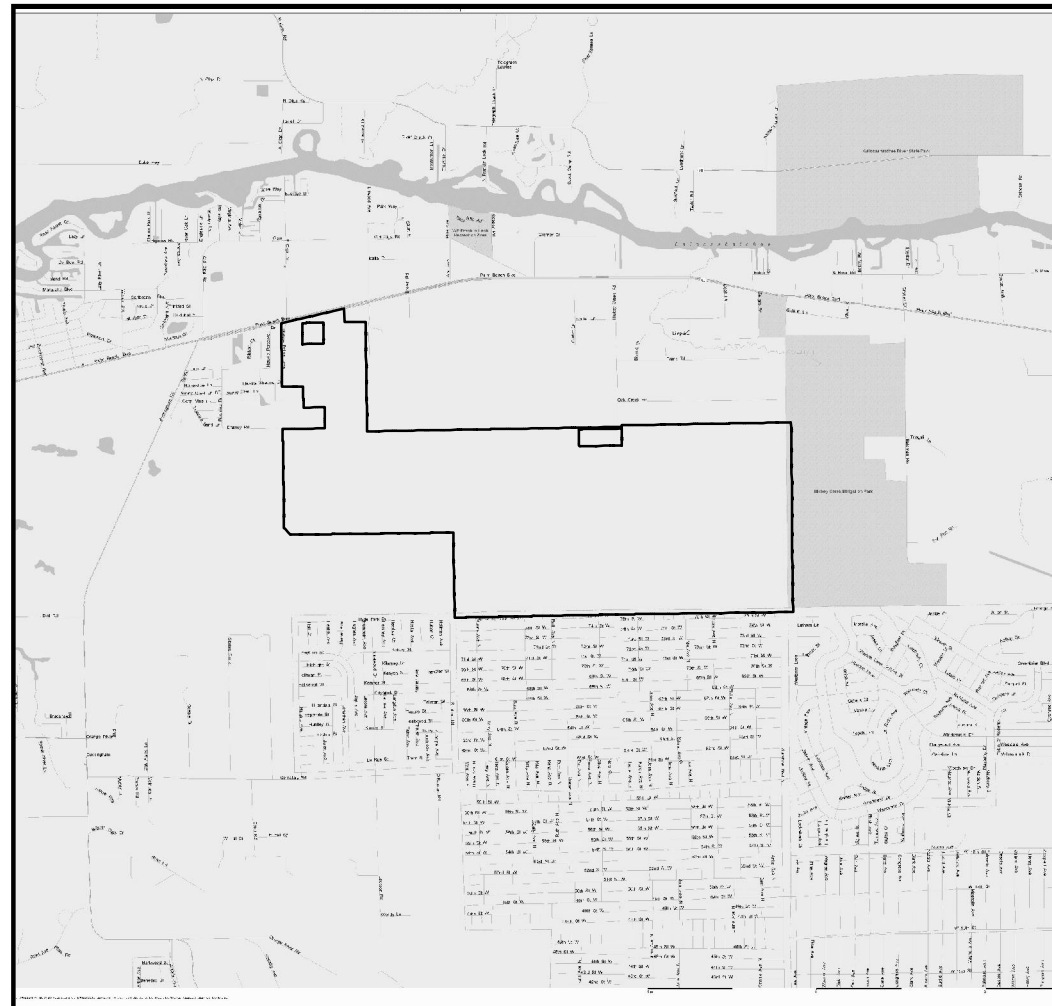
DESIGN TEAM

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

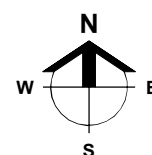
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

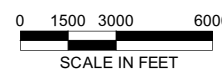
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



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 ALTERNATE "A"	B	21998Z02.DWG
3	MASTER CONCEPT PLAN ALTERNATE "B"	-	21998Z02B.DWG
4	PROPOSED DETAILS	-	21998Z03.DWG

CROSS-REFERENCED DRAWINGS:

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

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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

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FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZONING\2019\
PLOT DATE	THU 2-13-2020 - 3:28 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PER HEX.SPG (Z-15-003)
5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

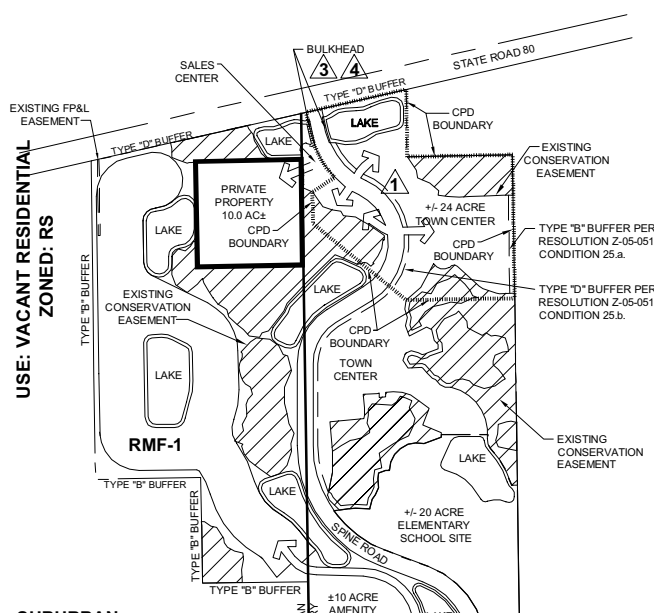
PLAN STATUS

FOR EXHIBIT USE ONLY

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
21988	1

USE: VACANT RESIDENTIAL
ZONED: RPD



SUBURBAN

USE: AGRICULTURAL
ZONED: AG-2

USE: AGRICULTURAL
ZONED: RPD

USE: AGRICULTURAL
ZONED: AG-2
RURAL

USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY

OPEN SPACE CALCULATIONS:

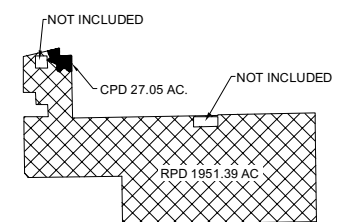
ENTIRE PROJECT TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.99 ACRES

CPD TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.I.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.



PROPOSED ZONING KEY MAP

DEVIATIONS:

- DEVIATION FROM SECTION 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.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 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.

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

USE: INSTITUTIONAL
ZONED: RM-2

USE: INSTITUTIONAL
ZONED: AG-2

OUTLYING SUBURBAN 2
UPLAND CONSERVATION
LANDS

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

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PLOT BY:	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988Z00.DWG

PLAN REVISIONS	
4-17-07	AMEND MCP
1-23-15	REVISED PER HEX, 5PG (Z-15-003)
5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS
FOR EXHIBIT USE ONLY

PREVIOUSLY
APPROVED MASTER
CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2

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PROJECT DESCRIPTION

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FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
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RANGE 26 EAST
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PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
4-17-07	AMEND MCP
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5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

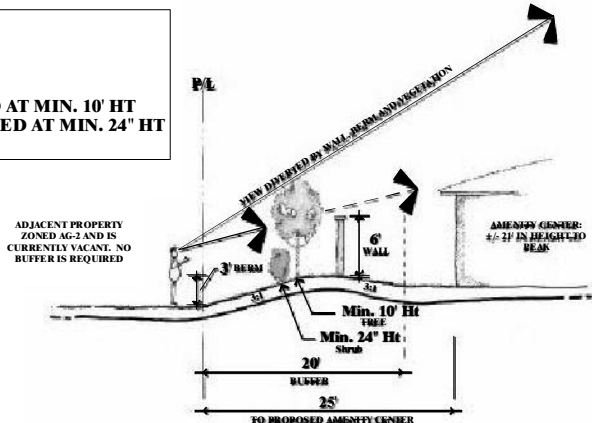
PLAN STATUS

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PREVIOUSLY
APPROVED TYPICAL
SECTIONS

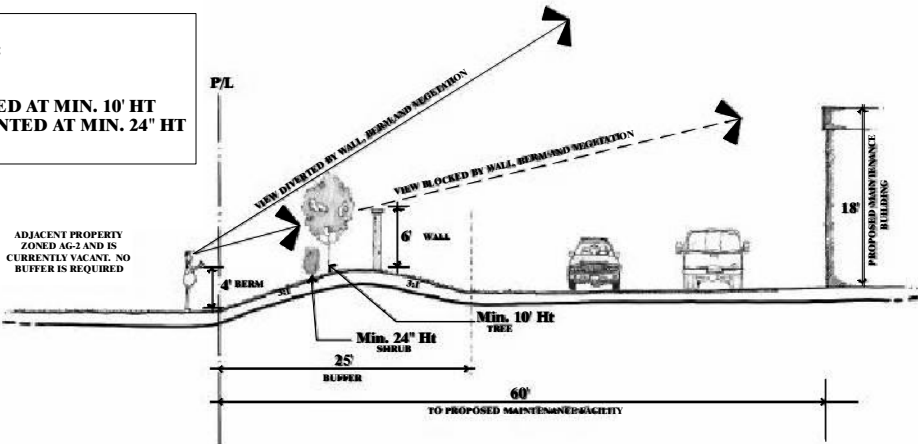
PROJECT / FILE NO.	SHEET NUMBER
21988	3

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"

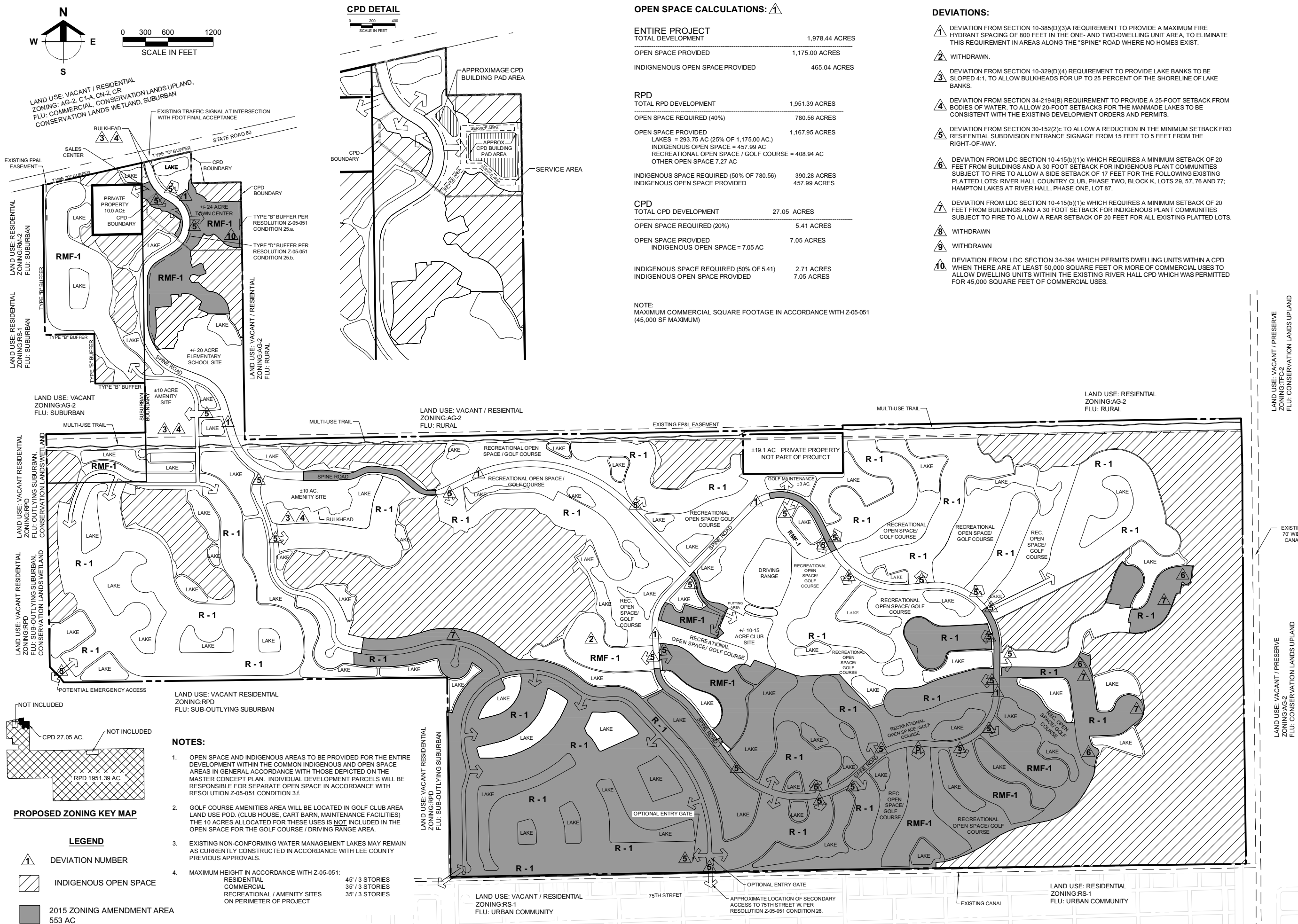


PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

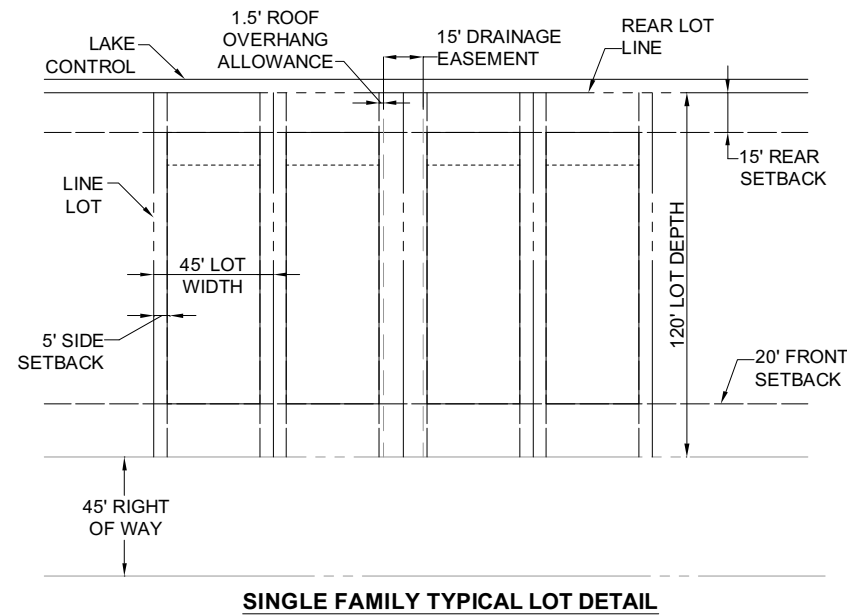
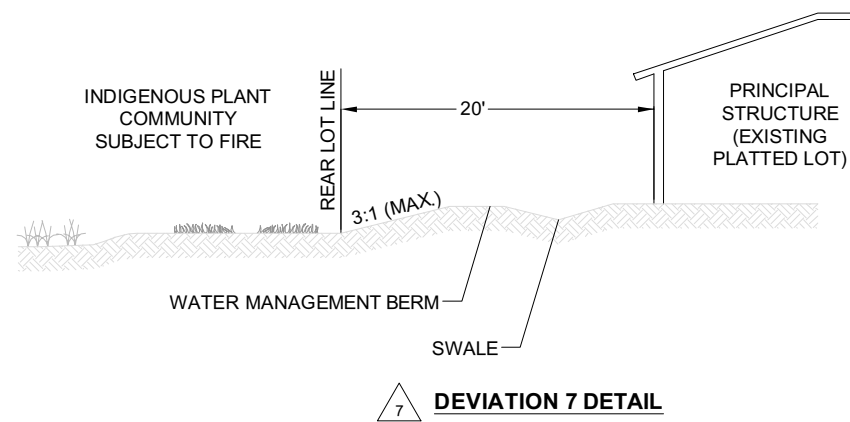
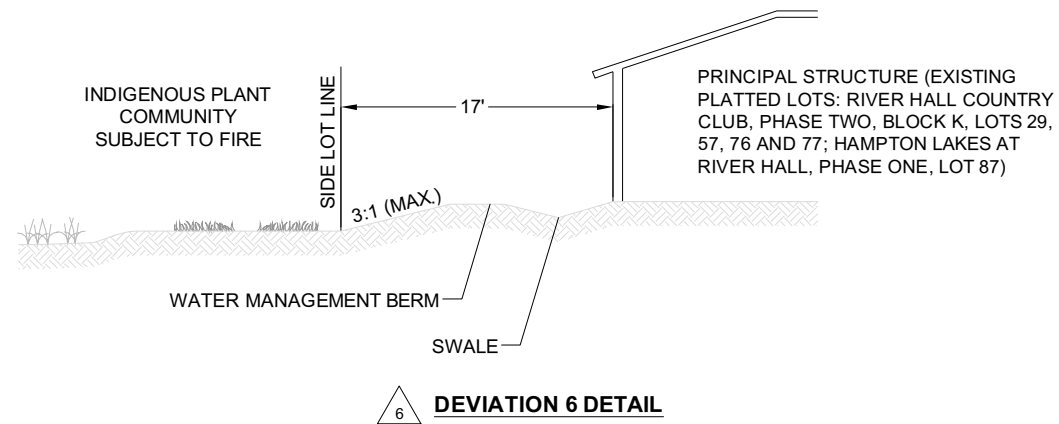


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PLOT BY: ANGELICA HARDY
CROSS REFERENCED DRAWINGS
BASEPLAN = 21988Z00.DWG
PLAN REVISIONS
4-17-07 AMEND MCP
1-23-15 REVISED PER HEX.5 PG (Z-15-003)
5-29-18 AMEND MCP & COND. (ADD2018-00058)
2-13-20 EXPAND CLUB
PLAN STATUS
FOR EXHIBIT USE ONLY
MASTER CONCEPT PLAN
PROJECT / FILE NO. 21988
SHEET NUMBER 4



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.

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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FORMERLY KNOWN AS
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PART OF SECTIONS 27, 34, 35 AND 36
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PLOT BY: ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PER HEX.SPG (Z-15-003)
5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

PROPOSED DETAILS

PROJECT / FILE NO. SHEET NUMBER

21988 5

**RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE**

Pursuant to LDC Sec. 34-380 the proposed amendment to the planned development (PD) is to allow:

- 1. The proposed amendment seeks to revise the Master Concept Plan (MCP) to allow an expansion of the River Hall Country Club Clubhouse amenity parcel and allow RMF-1 on Block S.**

The land within the amendment area is located on 6 parcels. The northern parcel includes the existing clubhouse and golf course, owned by RH Golf, LLC. No changes are proposed to the existing amenities. The proposed ADD seeks only to expand the clubhouse parcel for additional amenities and allow RMF-1 on Block S of the enclosed plat. The remaining 5 parcels are undeveloped parcels. Three are vacant platted lots within the River hall Country Club Phase Two plat, on future Stoneville Drive and owned by RH Venture III, LLC. The remaining two parcels are vacant future development tracts owned by RH Venture I, LLC and RH Venture II, LLC.

Amending the MCP is the first step to allow the proposed expansion. The D.O. and plat for the parcels within River Hall Country Club Phase Two will also need to be amended in future permitting efforts. Due to the location of the expansion area, Stoneville Drive allows the opportunity for the residents of that parcel to conveniently access the expanded amenity area.

No adverse impact to adjacent land owners will occur through approval of the requested amendment. As shown on the enclosed MCP, the proposed expansion abuts the existing club site to the north, recreational open space/golf course to the east, west, and south, and undeveloped residential lots to the south. The expansion will also provide additional benefits to the community's residents by promoting cohesion of the amenity center's new and existing features. Creating a resort-style opportunity for the expanded amenity area, the MCP also shows an enlarged lake abutting the new amenities. In addition, a publicly advertised meeting is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

Approval of the proposed amendment would allow flexibility to place more density near amenity features. River Hall Country Club, Phase Two Block S is adjacent to the proposed Country Club expansion, as shown on sheet 2 of the enclosed plat, and would enhance the development for a larger number of residents if two-family attached and multi-family (RMF-1) were allowed. Block S is composed of lots 1 -39, as shown on sheet 24 and 25 of the enclosed plat, only providing up to 39 single family dwelling units with a superior location in relation to the club house amenities, which will be further reduced with the proposed clubhouse expansion. By allowing RMF uses such as townhouses or two-family attached on Block S, more residents will be in close proximity to the expanded Country

Club, benefitting the residents and development alike by promoting walkability and use of the Country Club's facilities.

The requested expansion and RMF uses may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(j) of the LDC, The proposed expansion to the amenity area and RMF-1 on Block S will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.

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

Barraco
and Associates, Inc.

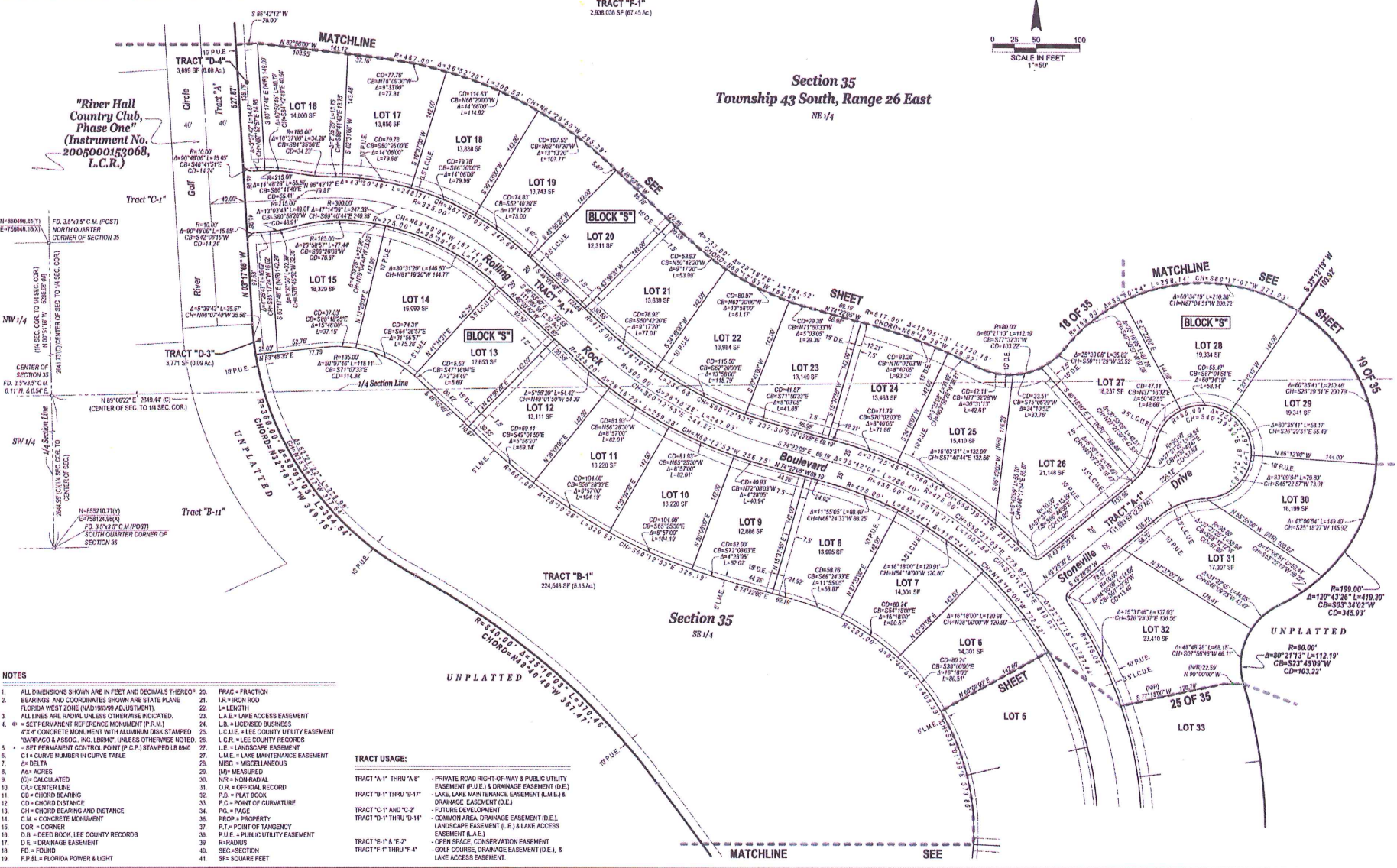
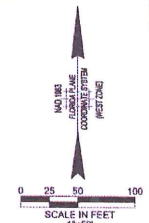
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2771 MAGNOLIA BLVD., POST OFFICE BOX 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170 • WWW.BARRACO.FL • FAX (239) 481-3188
FLORIDA CERTIFICATE OF AUTHORIZATION - ENGINEERING 7008 - SURVEYING LB-6940

RIVER HALL COUNTRY CLUB, PHASE TWO

A SUBDIVISION LYING IN
SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000409614

SHEET 24 OF 35



- NOTES
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 - CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED
 - BARBARO & ASSOC., INC. LIBRARY UNLESS OTHERWISE NOTED
 - SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
 - C = CURVE NUMBER IN CURVE TABLE
 - R = RADIUS
 - A = ACRES
 - CD = CALCULATED
 - CD = CENTERLINE
 - CD = CHORD BEARING
 - CD = CHORD DISTANCE
 - CD = CHORD BEARING AND DISTANCE
 - CD = CONCRETE MONUMENT
 - CD = CORNER
 - CD = DEED BOOK, LEE COUNTY RECORDS
 - CD = DRAINAGE EASEMENT
 - CD = FOUND
 - CD = FLORIDA POWER & LIGHT
 - FRAC = FRACTION
 - LR = IRON ROD
 - L = LENGTH
 - L.A.E. = LAKE ACCESS EASEMENT
 - L.B. = LICENSED BUSINESS
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - L.C.R. = LEE COUNTY RECORD
 - L.E. = LANDSCAPE EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - MISC. = MISCELLANEOUS
 - MV = MEASURED
 - NR = NON-RADIAL
 - O.R. = OFFICIAL RECORD
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.G. = PAGE
 - PROP. = PROPERTY
 - P.T. = POINT OF TANGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - SEC = SECTION
 - SF = SQUARE FEET
 - TRACT 'A-1' THRU 'A-8'
 - TRACT 'B-1' THRU 'B-17'
 - TRACT 'C-1' AND 'C-2'
 - TRACT 'D-1' THRU 'D-14'
 - TRACT 'E-1' & 'E-2'
 - TRACT 'F-1' THRU 'F-4'
 - PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
 - LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
 - FUTURE DEVELOPMENT
 - COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
 - OPEN SPACE, CONSERVATION EASEMENT
 - GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT

DOCS 2005-00162 / PLT 2005-00008

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

Barraco
and Associates, Inc.

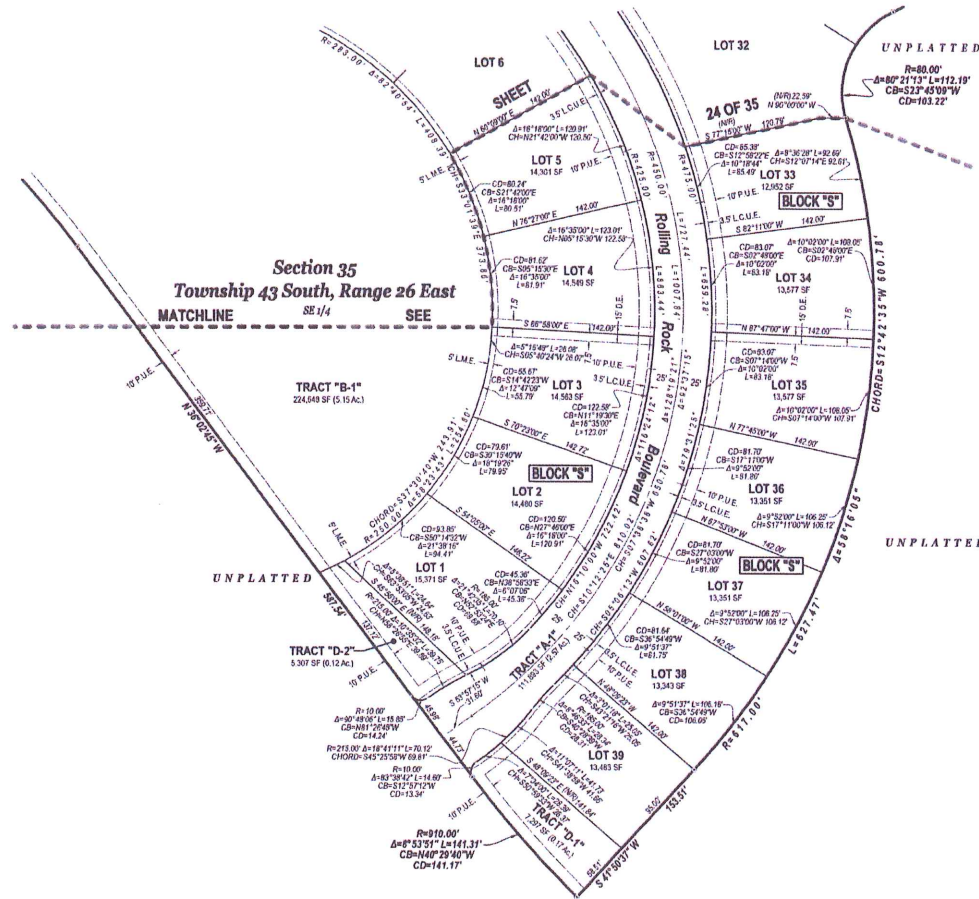
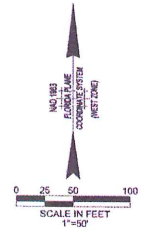
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 MCGUIRE BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3110 - WWW.BARRACO.FLS - FAX (239) 481-3189
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7595 - SURVEYING LB-8840

RIVER HALL COUNTRY CLUB, PHASE TWO

A SUBDIVISION LYING IN
SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000409514

SHEET 25 OF 35



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. * SET PERMANENT REFERENCE MONUMENT (P.R.M.)
5. * SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6949
6. C = CURVE NUMBER IN CURVE TABLE
7. Δ = DELTA
8. A = ACRES
9. ECH = CALCULATED
10. CL = CENTER LINE
11. CB = CHORD BEARING
12. CD = CHORD DISTANCE
13. CH = CHORD BEARING AND DISTANCE
14. CM = CONCRETE MONUMENT
15. COR = CORNER
16. D.B. = DEED BOOK, LEE COUNTY RECORDS
17. D.E. = DRAINAGE EASEMENT
18. FD = FOUND
19. F.P.A. = FLORIDA POWER & LIGHT
20. FRAC = FRACTION
21. LR = IRON ROD
22. L = LENGTH
23. L.A.E. = LAKE ACCESS EASEMENT
24. LB = LICENSED BUSINESS
25. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
26. L.C.R. = LEE COUNTY RECORDS
27. L.E. = LANDSCAPE EASEMENT
28. L.M.E. = LAKE MAINTENANCE EASEMENT
29. MISC. = MISCELLANEOUS
30. BM = MEASURED
31. N/R = NON-RADIAL
32. O.R. = OFFICIAL RECORD
33. P.B. = PLAT BOOK
34. P.C. = POINT OF CURVATURE
35. PG. = PAGE
36. PROP. = PROPERTY
37. P.T. = POINT OF TANGENCY
38. P.U.E. = PUBLIC UTILITY EASEMENT
39. R-RADIUS
40. SEC = SECTION
41. SF = SQUARE FEET

TRACT USAGE:

- TRACT "A-1" THRU "A-8" - PRIVATE ROAD RIGHT OF WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
- TRACT "B-1" THRU "B-14" - LAKE (LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.))
- TRACT "C-1" AND "C-2" - FUTURE DEVELOPMENT
- TRACT "D-1" THRU "D-14" - COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
- TRACT "E-1" & "E-2" - OPEN SPACE, CONSERVATION EASEMENT
- TRACT "F-1" THRU "F-4" - GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT

MEMORANDUM

TO:

Anthony R. Rodriguez, AICP

FROM:

Jennifer Sapen, AICP

COMPANY:

Lee County Department of
Community Development

DATE:

January 14, 2020

COPY TO:

Grady Miars – GreenPointe
Communities

PROJECT NUMBER:

ADD2019-00169

RE:

River Hall Community Meeting
Clubhouse Amenity Expansion

I conducted a community meeting for ADD2019-00169 at 10:00am, Friday January 10th, at the River Hall Town Hall Amenity Center. The meeting was advertised in the News Press, proof of notification is enclosed. Four River Hall residents attended, please see enclosed sign-in sheet.

I gave a brief introduction on the request, using the three enclosed exhibits on mounted boards (approved MCP, proposed MCP, and Expanded Club Conceptual Rendering). After explaining the request, to expand the golf amenity facility and to allow RM-F uses on Parcel S, we discussed the following:

1. The golf course plan for future holes had a tee and a green where the clubhouse expansion is shown. It's at a pinch point. How will the future golf holes be designed with the large expanded lake and the added pool area?
 - a. Zonings do not specify golf course routings. That level of detail isn't shown on the MCP, but several open space corridors remain in the undeveloped area for future golf. Golf course architects often design around water features.
2. The HOA documents have a condition that the future 9 holes are to be constructed once a certain number of homes are built. Will this amendment change that?
 - a. HOA requirements are not part of the zoning approval. This amendment will not alter the HOA documents.
3. How many lots will be added to Parcel S?

- a. 39 lots exist now. The new count is a little more than double, but less than 100 total units. The D.O. plans are still under design so the unit count isn't final yet.
4. Will the new Parcel S lots be required to purchase golf course memberships?
 - a. I believe they will be, but golf club membership requirements are not included in the zoning approval.
5. Will the HOA fees go up with the additional amenities?
 - a. I don't believe so.
6. Will the new amenities only be for the Country Club residents? How will you keep public golf players out of the new amenity area?
 - a. The club expansion is only for the Country Club residents. We haven't finalized the details, but a fence will be required around the pool. It will likely have some kind of a key card system.
7. Changing the residential product on Parcel S from estate lots to condos or smaller lots makes sense.
8. How does the south entry into Lehigh restrict access? ATV riders, kids on bikes, and people golfing at night are coming onto the property now. Adding the Southern access will make that problem worse.
 - a. This zoning amendment does not change the southern entrance. However, your best security measure is underway by home sales in Hampton Lakes and Portico. The homes and landscaping will provide a physical barrier, and the added people will help to keep an eye on security.
9. Is the lake east of Hampton Lakes a flow-way?
 - a. Last I heard it was not, but that has changed a few times recently so I can't say for certain.
10. If it is a flow way, will it be dry at times where people could walk across?
 - a. If it is a flow way, it will be a lake, not a natural wetland flow way. It will be dug out, because we want the dirt, so it will be a wet lake year round.

The meeting lasted 45 minutes and at conclusion the consensus of the group of biggest concern was future golf course development plans and security concerns with the southern access to Lehigh.

Attachments:

1. News-Press Notice of Meeting
2. Sign-in Sheet
3. Approved MCP
4. Proposed MCP
5. Expanded Club Conceptual Rendering

The News-Press media group

news-press.com A GANNETT COMPANY

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: BARRACO AND ASSOCIATES, INC.

Ad No.: 0003974246

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

Net Amt: \$86.87

Run Times: 1

No. of Affidavits: 1

Run Dates: 01/03/20

Text of Ad:

PUBLIC NOTICE
RIVER HALL
COMMUNITY MEETING

PUBLIC MEETING

DATE: January 10, 10:00 a.m.

LOCATION: River Hall Town Hall

Amenity Center

Arts & Crafts Room

3089 River Hall Parkway

Alva, FL 33920

APPLICANT: Barraco and Associates, Inc.

PROJECT NAME: River Hall

ACTION REQUESTED: Lee County

Administrative Amendment to allow

for expansion of existing amenities at

River Hall Country Club Clubhouse to

add a resort style pool and café.

For More Information Please Contact:

Jennifer Sape with

Barraco and Associates

JenniferS@barraco.net

AD 3974246 Jan. 3, 2020

[illegible]