
MEMORANDUM

TO:	FROM:
Anthony R. Rodriguez, AICP	Jennifer Sapen, AICP
COMPANY:	DATE:
Lee County Department of Community Development	January 14, 2020
COPY TO:	PROJECT NUMBER:
Grady Miars – GreenPointe Communities	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 Sapien with
Barraco and Associates
JenniferS@barraco.net
AD 3974246 Jan. 3, 2020

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