



**APPLICATION TO AMEND A
PLANNED DEVELOPMENT OR PUD
and/or
APPLICATION FOR FINAL PLAN APPROVAL
IN UNINCORPORATED AREAS ONLY
[LDC Section 34-380 or 34-1037]**

Project Name: River Hall

Current Zoning: RPD

- ☒ Amendment to a PD or PUD to allow: Expansion of clubhouse amenity parcel and allow RMF-1 on Block S.
☐ Final Plan Approval for: _____

-
1. **Name of Applicant:** RH Ventures I, II, III, LLC and RH Golf, LLC
Address: 7807 Baymeadow Road East, Suite 205
City, State, Zip: Jacksonville, FL 32256
Phone Number: (352) 799-9898
E-mail Address: gmiares@GreenPointeLLC.com
 2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
☒ Applicant is the sole owner of the property. [34-201; 34-204]
☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]
 3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
 - a. **Company Name:** Barraco and Associates, Inc.
Contact Person: Jennifer Sapien
Address: 2271 McGregor Blvd, Suite 200
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 461-3170 **Email:** JenniferS@Barraco.net
 - b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]
 4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
Name: RH Ventures I, II, III, LLC and RH Golf, LLC
Address: 7807 Baymeadow Road East, Suite 205
City, State, Zip: Jacksonville, FL 32256
Phone Number: (352) 799-9898 **E-mail:** gmiares@GreenPointeLLC.com
 5. **Disclosure of Interest [34-201; 34-204]:**
☒ Attach Disclosure of Interest Form. [34-201; 34-204]
 6. **STRAP Number(s) [34-204]:**
35-43-26-03-00F01.0000, 35-43-26-00-00001.0000, 35-43-26-00-00002.0000, 35-43-26-03-0000S.0280,
35-43-26-03-0000S.0290, 35-43-26-03-0000S.0300
 7. **Street Address of Property:** Access Undetermined, Alva, FL 33920

RECEIVED
OCT 08 2019

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

COMMUNITY DEVELOPMENT
ADD2019-00169

8. Legal Description (must submit one):

☐ Legal description (metes and bounds) and sealed sketch of the legal description. [34-204]

OR

☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.) [34-204]

9. Lee Plan (Future Land Use) Designation [34-204]: Rural and Sub-Outlying Suburban

10. Original Project Name: Hawk's Haven

11. Original Rezoning Resolution Number: Z-99-056 case # 99-03-066.03Z 01.01

12. Subsequent Zoning Action Resolution/Case Numbers (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

ADD2018-00058, ADD2017-00091

ADD2006-00173, ADD2006-00164 case # ADD2006-00167

Z-15-003 case # DCI2013-00003

Z-05-051 case # DCI2004-00054

ADD2007-00063, ADD2007-00075

ADD2004-00067A

13. Development Order Numbers (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

DOS2004-00305

DOS2006-00042

DOS2004-00330

DOS2005-00182

14. Written Narrative: Provide a written narrative statement explaining exactly what is proposed.

15. Deviations: If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. [34-373]

16. Planning Community or Community Plan Area*: Fort Myers Shores

*If in Caloosahatchee Shores [33-1482], Captiva [33-1612], Estero [33-64], Lehigh Acres [33-1401], North Fort Myers [33-1532], North (Upper) Captiva [33-1711], or Page Park [33-1203], attach meeting summary from informational meeting.

17. Approved Master Concept Plan (MCP): Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". [34-204; 34-373]

18. Proposed Final Plan (for Final Plan Approval applications only): Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. [34-204]

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	Affidavit of Authorization Form [34-204; 34-202]
☐	Additional Agents [34-204; 34-202]
☐	Multiple Owners List (if applicable) [34-201; 34-204]
☒	Disclosure of Interest Form [34-204; 34-201]
☒	Legal description (must submit one) [34-204]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Previous Zoning Actions (if applicable)
☒	DO Numbers (if applicable)
☒	Narrative of Request [34-204]
☐	Schedule of Deviations (if applicable) [34-373]
☐	Meeting Summary (if applicable) [34-204]
☒	MCP and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	Proposed Final Plan including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director 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.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Grady Miars (name), as Vice President (owner/title) of RH Venture I, II, and III, LLC and RH Golf, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.


Signature

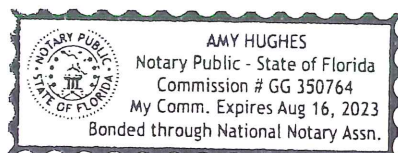
8.8.19
Date

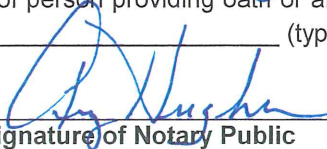
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug 8 2019 (date) by Grady Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Grady Miars, VP of RH Venture I, II, and III, LLC who, being first duly sworn and deposed says: and RH Golf, LLC

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at and surrounding River Hall Clubhouse, Alva, FL 33920 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

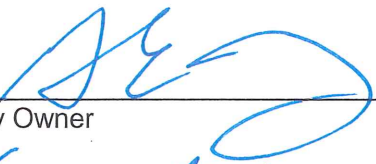
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

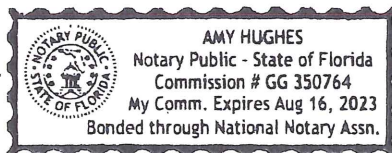

Property Owner
Graydon Miars
Print Name

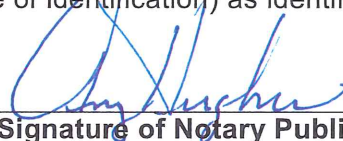
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug 8, 2019 (date) by Graydon Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

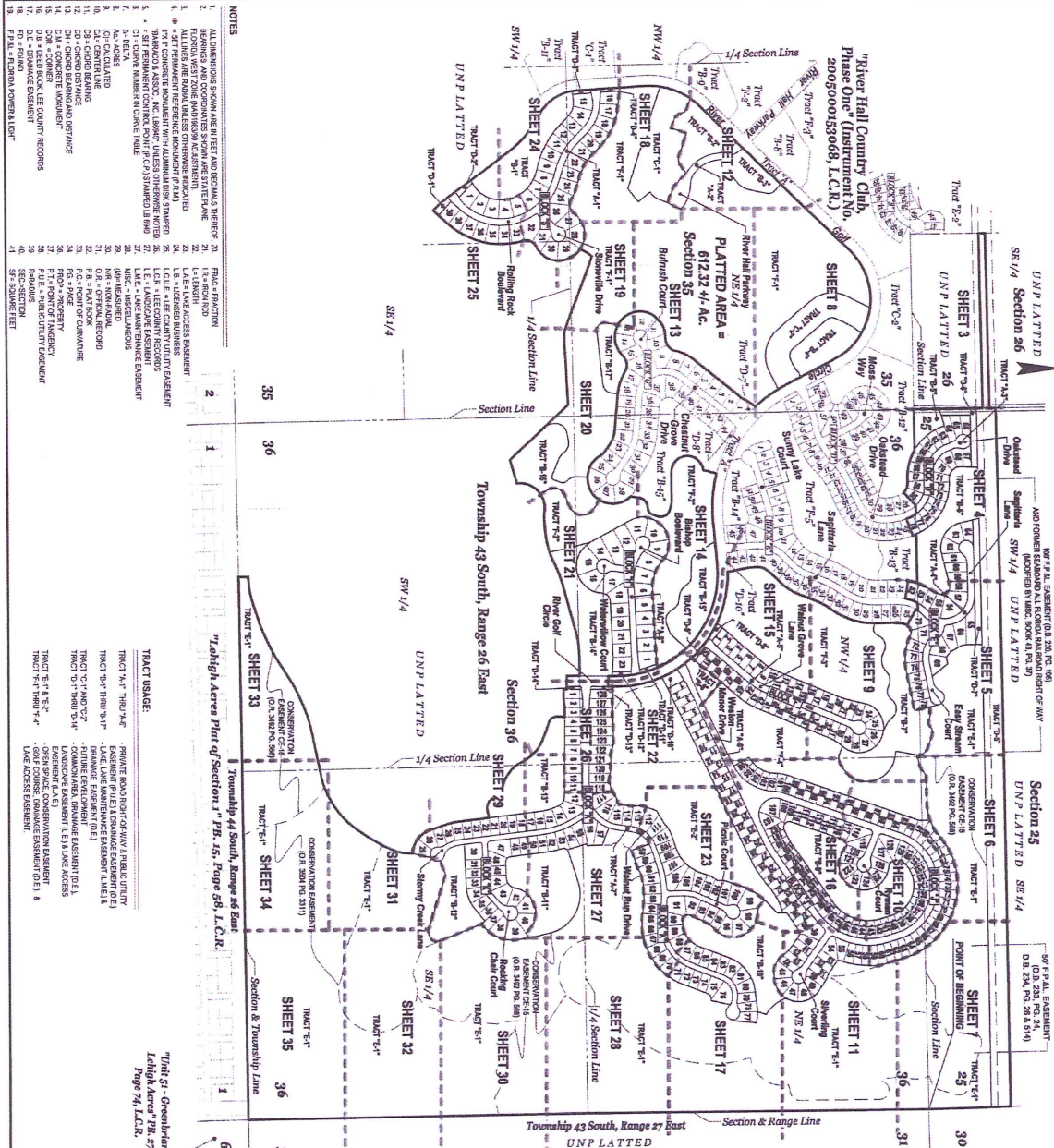
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING • LANDSCAPE DESIGN
2271 MOREGORD BLVD., POST OFFICE BOX 2699, FORT MITCHELL, FLORIDA 32602-7699
PHONE (229) 461-3170 • WWW.BARTICO.NET • FAX (229) 461-3166
FLORIDA CERTIFICATES OF AUTHORIZATION • ENGINEERING 1590 • SURVEYING 1B-60

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

KEY MAP SHEET

[illegible][illegible]

"Unit 51 - Greenbriar
Lehigh Acres" PB. 27
Page 74, L.C.R.

DESCRIPTION

INSTRUMENT NUMBER 200600040951

OFFICE OF THE ATTORNEY GENERAL

[illegible]

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

Barraco

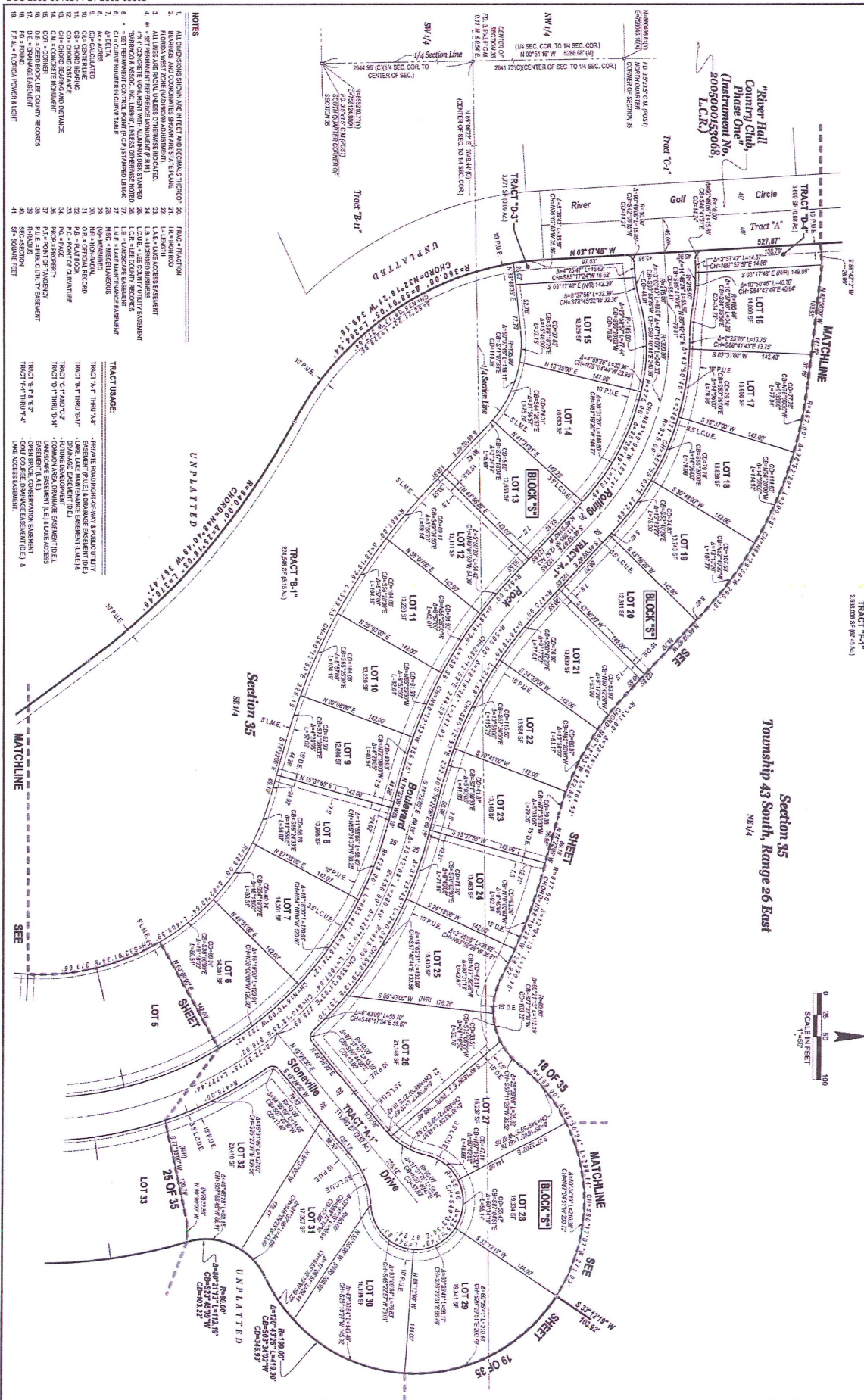
CIVIL ENGINEERING - LAND SURVEYING - DESIGN CONSULTING
2271 MAGNOLIA BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-3800
PHONE (239) 491-3170 • WWW.DAIBACCO.NET • FAX (239) 491-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7966 - SURVEYING LB-6966

RIVER HALL COUNTRY CLUB, PHASE TWO
A SUBDIVISION LYING IN

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

INSTRUMENT NUMBER 20060004 09514

SHEET 24 OF 35



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

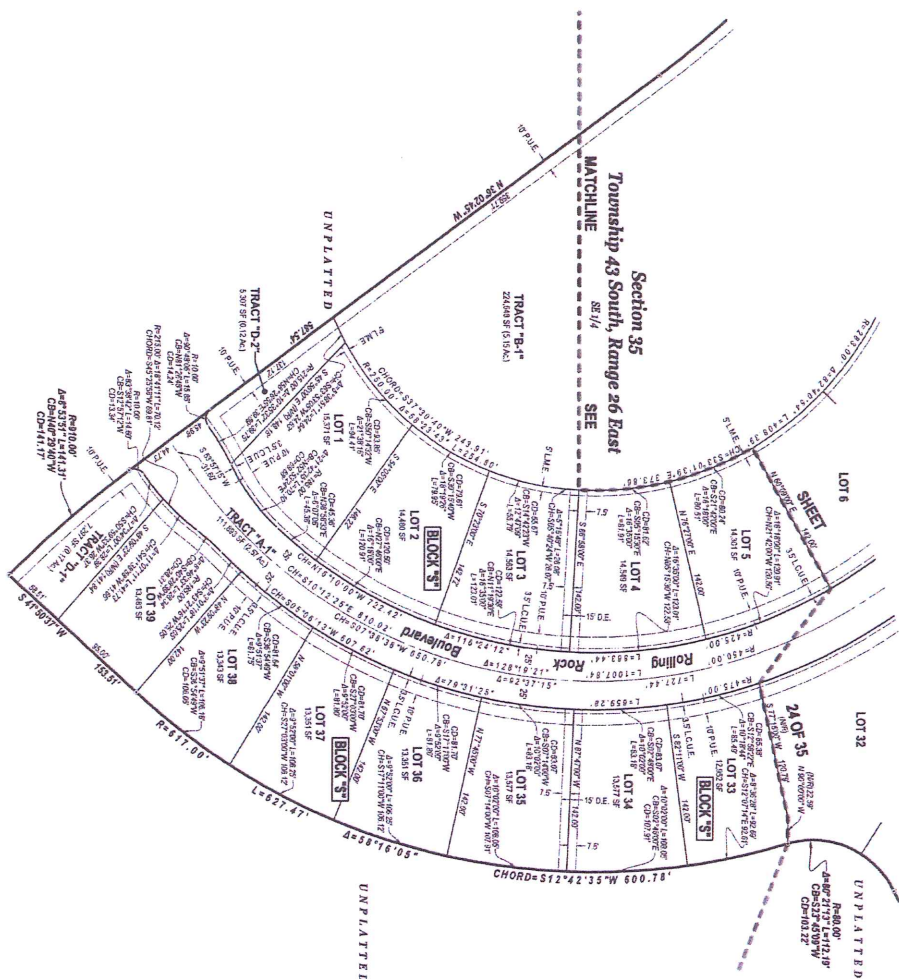
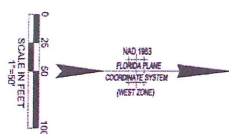
Barraco
and Associates, Inc.

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING • LANDSCAPE DESIGN
221 MAGALON BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2600
PHONE (239) 481-3110 • WWW.DATACOR.net • FAX (239) 481-3150
FLORIDA CERTIFICATES OF AUTHORIZATION • ENGINEERING 7995 • SURVEYING LB-6044

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



- [illegible]

TRACT USAGE

- TRACT "A," TRHD "A-8"
- TRACT "B," TRHD "B-17"
- TRACT "C," AND "C-2"
- TRACT "D," TRHD "D-16"
- PRIVATE ROAD RIGHT OF WAY & PUBLIC UTILITIES EASEMENT (P.U.E.)
- DRAINAGE EASEMENT TO LAKE LAKE MAINTENANCE EASEMENT (L.M.E.)
- DRAINAGE EASEMENT (D.E.)
- FUTURE DEVELOPMENT
- COMMON AREA DRAINAGE EASEMENT TO E.L.
- UNIMPOSED EASEMENT (E.L.) LAKE ACCESS EASEMENT (L.A.E.)
- OPEN SPACE CONSERVATION EASEMENT
- OPEN SPACE CONSERVATION EASEMENT
- OPEN SPACE CONSERVATION EASEMENT (O.S.C.E.)
- LAKE ACCESS EASEMENT (L.A.E.)

**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.

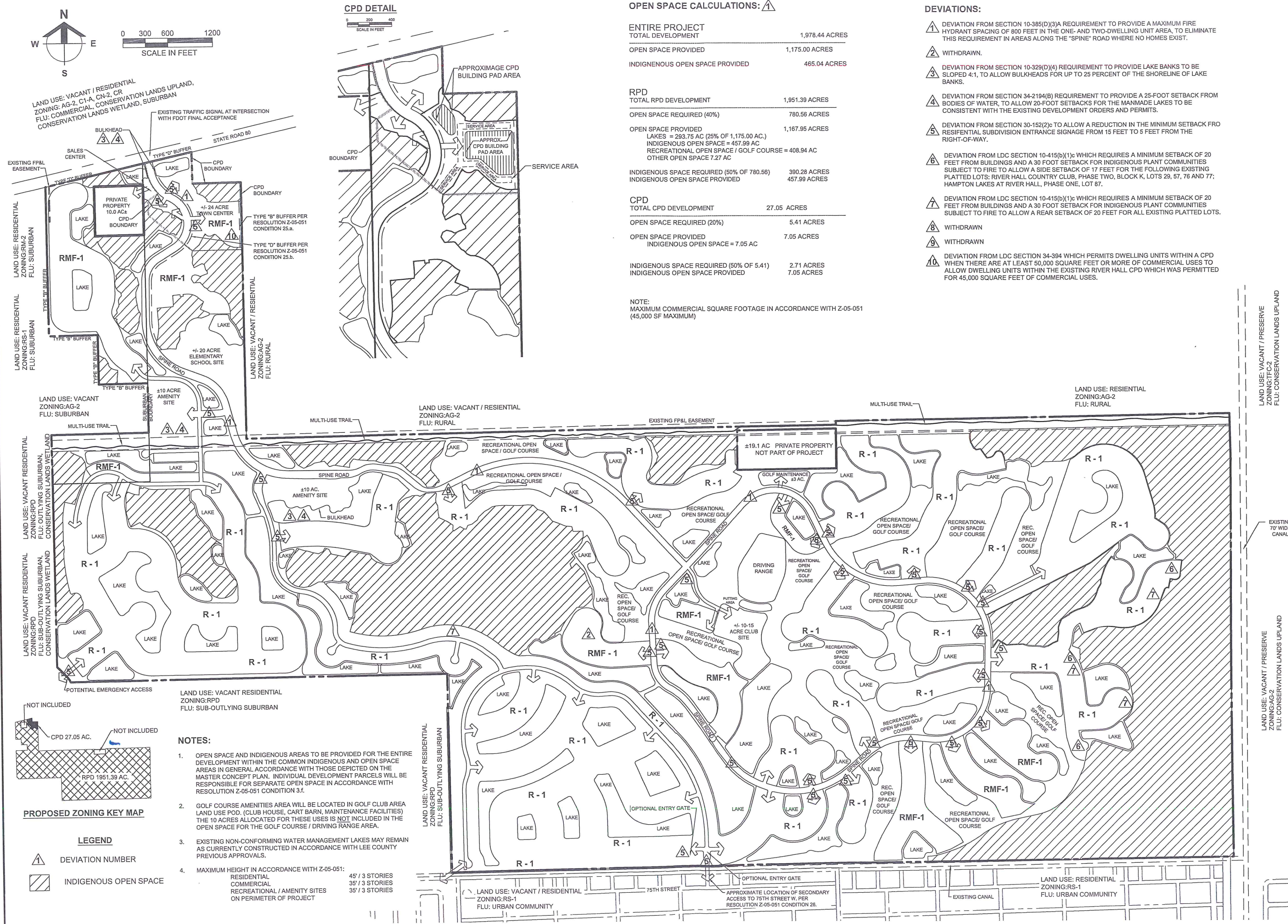
Amending the MCP is the first step to allow the proposed expansion. The D.O. and plat for the parcels within River Hall Country Club Phase Two will also need to be amended in future permitting efforts. Due to the location of the expansion area, Stoneville Drive allows the opportunity for the residents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



Barraco
and Associates, Inc.

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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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 21988202.DWG
LOCATION: J:\21988\DWG\ZONING\2019\1
PLOT DATE: FRI, 9-13-2019 - 9:19 AM
PLOT BY: ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS

1-23-15	REVISED PER HEX
2-15-18	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	2