

October 4, 2021

Mr. Anthony Rodriquez
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Quarterly Report - River Hall

Dear Mr. Rodriquez:

Please accept this letter in compliance with Zoning Resolution Z-15-003, Condition 28, requiring the Applicant to submit a quarterly report to the Community Development Department regarding the status and progress of the River Hall southerly access point. In addition, the Applicant is required to provide an annual monitoring report of groundwater and surface water quality for golf course operation.

- Effective date of Zoning Resolution Z-15-003, based upon the appellate case, is November 27, 2017. Condition 23 of Resolution Z-15-003 requires the southern access shall be designed, permitted and constructed within 24 months of the effective date of the Resolution. County Staff extended the deadline by one year to November 27, 2020, for an additional six months to May 27, 2021, and most recently an additional six months to November 27, 2021, due to ongoing negotiations with the Lehigh Acres Municipal Services Improvement District (LAMSID) to cross the drainage canal at the River Hall south property line. In addition, an application for a Lee County Development Order (D.O.) including an internal roadway connection to the River Hall south property line was submitted June 6, 2019 and assigned D.O. application number DOS2019-00071. Approval of the D.O. was obtained July 1, 2020. The south connection is shown as Phase 4 of the referenced D.O. application. The Applicant has been in communication with LAMSID staff and the LAMSID engineer regarding the requirements for canal crossing. A preliminary canal crossing plan has been completed and submitted to LAMSID for review and approval.

In light of the County proceeding with the Alico Road Extension project so that Alico Road will connect to State road 82 immediately south of the State Road 82/Sunshine Boulevard intersection, the applicant is reevaluating the location of the southern access to 75th Street W. in Lehigh Acres. The proposed extension of Alico Road connecting to Sunshine Boulevard provides an opportunity for River Hall residents to travel southbound along Sunshine Boulevard and the Alico Road Extension to access the airport, entertainment/shopping hubs along Alico Road and Ben Hill Griffin Drive/Treeline Avenue, and Florida Gulf Coast University. The applicant views this as an important benefit to current and future residents of River Hall and is developing a plan to shift the location of the southern connection east to allow for a more direct connection through Lehigh Acres to Sunshine Boulevard. The current location of the southern access point is west of a series of canals that run north/south which would require multiple turning movements before ultimately allowing vehicles to access Sunshine Boulevard. Shifting the access location to the east would reduce the turning movements and provide for a more direct connection from River Hall to Sunshine Boulevard, ultimately providing more benefit to the residents and emergency vehicles with direct access to a major county roadway network.

Mr. Anthony Rodriguez – Lee County DCD
Re: River Hall Quarterly Report
October 1, 2021

The potential relocation of the southern access connection would require an amendment to the current zoning action and approved Master Concept Plan to show the relocation of the southern access connection; therefore, the applicant is requesting a 12-month extension from November 27, 2021 to November 27, 2022 to allow for the zoning amendment process.

- Regarding the annual monitoring report of groundwater and surface water, Cardno provided Lee Werst the most recent report dated July 23, 2021.

Should you have questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.



Stephen Coleman
Project Manager

SJC/
22955

cc: Russell Schropp, Attorney at Law – Henderson Franklin Law Firm
Richard Akin, Attorney at Law – Henderson Franklin Law Firm
Grady Miars, President - GreenPointe Communities LLC
Lee Werst
Dave Loveland
Jared Wilkey