

April 5, 2022

Mr. Brandon Dunn  
Principal Planner  
Lee County DCD Planning Section  
1825 Hendry Street, #101  
Fort Myers, FL 33901



RE: River Hall Map Amendment  
CPA2021-00016

Dear Mr. Dunn:

Please accept the following information in response to your March 8, 2021 correspondence regarding the above referenced project. The following responses are provided in order with respect to the comments provided.

### **Planning**

#### *Comment 1)*

*As required by Lee Plan Policy 21.1.3, please submit the required concurrent planned development rezoning.*

#### **Response 1)**

**The proposed planned development rezoning was presented, along with the proposed comprehensive plan amendment, at the River Hall Community meeting held on February 9, 2022 and is anticipated to be submitted at the end of April 2022.**

#### *Comment 2)*

*The applicant's response addressing the community information meeting as required by Objective 17.3 is noted. Please provide the required materials to document the meeting in the next submittal.*

#### **Response 2)**

**A community meeting has held on February 9<sup>th</sup> from 6:00-9:00 pm at the River Hall Town Center. All community meeting materials are included with this submittal.**

### **Environmental**

#### *Comment 1)*

*Please provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA). It does not appear that a topographic map was provided.*

**Response 1)**

**Enclosed please find a FEMA & Quadrangle Map depicting the property boundaries and 100-year flood-prone areas as identified by FEMA.**

*Comment 2)*

*Lee Did the computer modeling conducted during the 2005 and 2006 SWFMP permitting process account for the additional density being requested? Will additional withdrawals from the Sandstone aquifer be required because of the additional density that is being requested?*

**Response 2)**

**The modeled withdrawals are based on the total irrigated acreage and not the density per se. The allocation was calculated based on the irrigated acreage at the time. Sandstone Aquifer withdrawals are only a component of the total, and the allocation permitted from this aquifer was based on the determination of usage that would not adversely affect adjacent users. As a result, the allocation from the Sandstone Aquifer won't change based on any revisions. Any changes would be derived from other permitted sources.**

**Legal**

*Comment 1)*

*The Legal Sketch must be tied to the state plan coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. Please address.*

**Response 1)**

**Please see the enclosed legal descriptions and sketches, which have been updated per staff's request.**

*Comment 2)*

*Within the (SOS to Suburban) description, Parcel 1 does not close when mapped, having a misclose ratio of 1:75 (111.25 ft). Please address.*

**Response 2)**

**A course was missed in the closure. The applicant resolved this comment via email correspondence with Hunter Searson on March 10, 2022, which is included with this submittal.**

**Miscellaneous**

*Comment 1)*

*Please note, additional comments may be necessary once staff has had an opportunity to review the required planned development rezoning.*

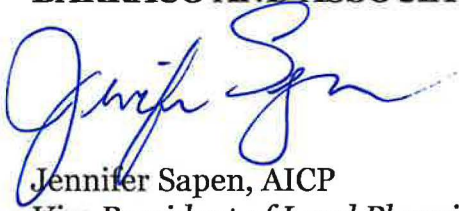
**Response 1)**

**Understood.**

If you have any questions or need additional information, please advise.

Sincerely,

**BARRACO AND ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Jennifer Sapien".

Jennifer Sapien, AICP  
*Vice President of Land Planning*

JS/dmr  
23898

**Attachments**

1. Community Meeting Materials
2. FEMA & Quadrangle Map
3. Legal Descriptions and Sketches
4. Email Correspondence RE: River Hall CPA Legal Comments

**(SOS TO RURAL)  
DESCRIPTION**

Parcel in  
Sections 27, 34, 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

**PARCEL 1:**

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Sections 27 and 34, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northwest Corner of said Tract "A" run along the Northerly line of said Tract "A" the following eleven (11) courses: N85°02'56"E for 136.40 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 1,026.00 feet (delta 04°58'05") (chord bearing N87°31'59"E) (chord 88.94 feet) for 88.96 feet to a point of tangency; S89°58'59"E for 44.15 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 726.00 feet (delta 17°17'43") (chord bearing S81°20'07"E) (chord 218.32 feet) for 219.15 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 284.00 feet (delta 49°14'39") (chord bearing N82°41'25"E) (chord 236.65 feet) for 244.09 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 380.00 feet (delta 40°00'56") (chord bearing N78°04'34"E) (chord 260.03 feet) for 265.39 feet to a point of tangency; S81°54'58"E for 212.22 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 340.00 feet (delta 31°27'37") (chord bearing S66°11'10"E) (chord 184.35 feet) for 186.69 feet to a point of tangency; S50°27'22"E for 284.60 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 175.00 feet (delta 31°06'17") (chord bearing S66°00'30"E) (chord 93.84 feet) for 95.00 feet to a point of compound curvature and Easterly along an arc of a curve to the left of radius 300.00 feet (delta 18°53'32") (chord bearing N88°59'36"E) (chord 98.47 feet) for 98.92 feet; thence run S10°27'10"E for 52.61 feet to an intersection with the Southerly line of said Tract "A"; thence run along the Southerly and Westerly line of said Tract "A" the following sixteen (16) courses: S86°31'29"W for 80.17 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 300.00 feet (delta 43°01'09") (chord bearing N71°57'56"W) (chord 219.99 feet) for 225.25 feet to a point of tangency; N50°27'22"W for 226.84 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 260.00 feet (delta 31°27'37") (chord bearing N66°11'10"W) (chord 140.98 feet) for 142.76 feet to a point of tangency; N81°54'58"W for 212.22 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 300.00 feet (delta 40°00'56") (chord bearing S78°04'34"W) (chord 205.29 feet) for 209.52 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 364.00 feet (delta 31°56'56") (chord bearing S74°02'33"W) (chord 200.35 feet) for 202.97 feet to a point of tangency; N89°58'59"W for 41.35 feet to a point of curvature; Westerly along an arc of a



**DESCRIPTION (CONTINUED)**

curve to the left of radius 287.00 feet (delta 12°33'46") (chord bearing S83°44'09"W) (chord 62.80 feet) for 62.93 feet to a point of tangency; S77°27'16"W for 12.39 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 213.00 feet (delta 12°33'45") (chord bearing S83°44'09"W) (chord 46.61 feet) for 46.70 feet; N89°58'59"W for 79.52 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 188.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 32.13 feet) for 32.17 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 200.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 34.18 feet) for 34.22 feet to a point of tangency; N89°58'59"W for 261.37 feet and N00°01'01"E for 119.00 feet to the POINT OF BEGINNING.

Containing 3.87 acres, more or less.

**PARCEL 2:**

A tract or parcel of land being a portion of Tract "F-1" of the record plat of "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Tract "F-1", run Southeasterly along the Easterly line of said Tract "F-1" along an arc of a curve to the left of radius 360.00 feet (delta 40°02'00") (chord bearing S23°18'48"E) (chord 246.45 feet) for 251.54 feet; thence run S46°40'12"W along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Westerly line of said Tract "F-1"; thence run along the Westerly and Northerly line of said Tract "F-1" the following two (2) courses: Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E along a radial line for 80.00 feet to the POINT OF BEGINNING. Containing 0.51 acres, more or less.

**PARCEL 3:**

A tract or parcel of land being a portion of Tract "A-2" of the record plat of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Tract "A-2", run along the Easterly line of said Tract "A-2" the following five (5) courses: Southerly along an arc of a curve to the left of radius 10.00 feet (delta 85°35'21") (chord bearing S00°39'22"W) (chord 13.59 feet) for 14.94 feet to a point of tangency; S42°08'18"E for 13.15 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 82.00 feet (delta 14°00'46") (chord bearing S35°07'55"E) (chord 20.00 feet) for 20.05 feet to a point of tangency; S28°07'32"E for 59.35 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 275.00 feet (delta 19°29'51") (chord bearing S18°22'37"E) (chord 93.13 feet) for 93.58 feet to the Southerly Most

**DESCRIPTION (CONTINUED)**

corner of Tract "B-3" of said record plat; thence run S77°44'05"W for 50.10 feet to an intersection with the Westerly line of said Tract "A-2"; thence run along the Westerly and Northerly line of said Tract "A-2" the following seven (7) courses: N08°37'42"W for 3.18 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 225.00 feet (delta 21°01'46") (chord bearing N19°08'35"W) (chord 82.12 feet) for 82.58 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 77.00 feet (delta 28°06'16") (chord bearing N43°42'36"W) (chord 37.39 feet) for 37.77 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 82.00 feet (delta 15°37'25") (chord bearing N49°57'01"W) (chord 22.29 feet) for 22.36 feet to a point of tangency; N42°08'18"W for 6.37 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 10.00 feet (delta 94°24'39") (chord bearing N89°20'38"W) (chord 14.68 feet) for 16.48 feet to a point of cusp and N43°27'03"E for 88.26 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

**PARCEL 4:**

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southwest corner of Tract "C-2" of said record plat, run along the Northerly line of said Tract "A" the following three (3) courses: Southeasterly along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; S26°38'49"E for 433.02 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W along a non-tangent line for 80.16 feet to a point on a non-tangent curve and an intersection with the Southerly line of said Tract "A"; thence run along said Southerly line the following three (3) courses: Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 433.02 feet to a point of curvature and Northwesterly along an arc of a curve to the left of radius 510.00 feet (delta 77°41'27") (chord bearing N65°29'33"W) (chord 639.76 feet) for 691.54 feet; thence run N14°20'16"W along a radial line for 80.00 feet to the POINT OF BEGINNING.

Containing 2.28 acres, more or less.

**PARCEL 5:**

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068 and being a portion of Tracts "A-7" and "A-8" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 both

**DESCRIPTION (CONTINUED)**

of the Public Records of Lee County, Florida, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most corner of Tract "D-11" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO", run along the Northerly line of said Tract "A-8" the following two (2) courses: Easterly along an arc of a curve to the right of radius 215.00 feet (delta 04°14'04") (chord bearing N83°33'30"E) (chord 15.89 feet) for 15.89 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 10.00 feet (delta 98°59'46") (chord bearing N36°10'39"E) (chord 15.21 feet) for 17.28 feet to a point of compound curvature and an intersection with the Westerly line of said Tract "A"; thence run Northwesterly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 24°14'07") (chord bearing N25°26'18"W) (chord 323.27 feet) for 325.70 feet; thence run N52°26'39"E along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Easterly line of said Tract "A"; thence run along said Easterly line Southerly along an arc of a curve to the right of radius 850.00 feet (delta 38°01'30") (chord bearing S18°32'36"E) (chord 553.82 feet) for 564.11 feet to a point of tangency; thence run S00°28'09"W along said Easterly line and continuing along the Easterly line of said Tract "A-7" for 292.49 feet; thence run N89°31'51"W for 80.00 feet to an intersection with the Westerly line of said Tract "A-7"; thence run N00°28'09"E along said Westerly line and continuing along the Westerly line of said Tract "A" for 292.49 feet to a point of curvature; thence run Northerly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 06°48'29") (chord bearing N02°56'05"W) (chord 91.44 feet) for 91.49 feet to a point of compound curvature and an intersection with the Southerly line of said Tract "A-8"; thence run along said Southerly line the following two (2) courses: Northwesterly along an arc of a curve to the left of radius 10.00 feet (delta 87°49'13") (chord bearing N50°14'56"W) (chord 13.87 feet) for 15.33 feet to a point of reverse curvature and Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°07'59") (chord bearing S87°54'27"W) (chord 15.51 feet) for 15.51 feet; thence run N11°47'05"W along a non-tangent for 71.54 feet to the POINT OF BEGINNING.

Containing 1.57 acres, more or less.

**PARCEL 6:**

A tract or parcel of land being all of Lots 1 through 12, Block "K" and a portion of Tract "A-7" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most Corner of said Lot 12, Block "K" run along the Southerly, Westerly and Northerly line of said Lots 1 through 12, Block "K", the following eight (8) courses: Westerly along an arc of a curve to the left of radius 78.00 feet (delta 23°31'31") (chord bearing N77°46'05"W) (chord 31.80 feet) for 32.03 feet to a point of tangency; N89°31'51"W for 674.04 feet; S82°57'31"W for

**DESCRIPTION (CONTINUED)**

70.81 feet; N89°31'51"W for 70.20 feet; N00°28'09"E for 135.51 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 215.00 feet (delta 10°39'19") (chord bearing N82°19'44"E) (chord 39.93 feet) for 39.98 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 185.00 feet (delta 13°28'05") (chord bearing N83°44'07"E) (chord 43.39 feet) for 43.49 feet to a point of tangency and S89°31'51"E for 684.37 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 307.36 feet (delta 25°13'30") (chord bearing N76°38'20"E) (chord 134.23 feet) for 135.32 feet to an intersection with the Northerly prolongation of the Easterly line of said Lot 12; thence run S16°53'30"W along said prolongation and continuing along said Easterly line for 183.04 feet to the POINT OF BEGINNING.  
Containing 2.77 acres, more or less.

**PARCEL 7:**

A tract or parcel of land being all of Lots 56 and 57, Block "K" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northerly Most Corner of said Lot 57, Block "K" run along the Northerly, Easterly, Southerly and Westerly line of said Lots 56 and 57, Block "K", the following eight (8) courses: S69°21'00"E for 140.00 feet; S01°16'06"W for 12.46 feet; S02°11'01"E for 103.61 feet; S71°47'24"W for 15.08 feet; N85°32'00"W for 30.82 feet; S76°13'30"W for 158.97 feet; N31°43'22"W for 60.88 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 20.00 feet (delta 82°49'09") (chord bearing N09°41'13"E) (chord 26.46 feet) for 28.91 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 300.00 feet (delta 30°26'47") (chord bearing N35°52'24"E) (chord 157.55 feet) for 159.42 feet to the POINT OF BEGINNING.  
Containing 0.71 acres, more or less.

PARCELS 1 THRU 7 together contain 11.94 acres, more or less

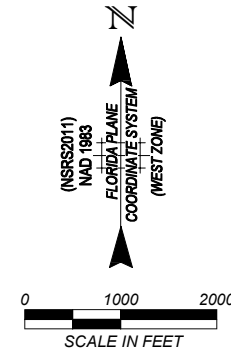
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

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Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



**State Road** 80  
(150' WIDE RIGHT OF WAY)  
(F.D.O.T. RIGHT OF WAY SECTION No. 1202-(106)202)

**Section 27**  
**Township 43 South,**  
**Range 26 East**

**Section Line**

**NW 1/4** **NE 1/4**

**SW 1/4**

**1/4 Section Line**

**NW 1/4**

**Section 34**  
**Township 43 South,**  
**Range 26 East**

DATE SIGNED:

## SOS TO RURAL

***THIS IS NOT A SURVEY***

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING

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**[www.barraco.net](http://www.barraco.net)**

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2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE BOX DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

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FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 • SURVEYING LB-6940

GREENPOINTE  
COMMUNITIES,  
LLC

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

***A Parcel of Land in  
Sections 27, 34,  
35 & 36  
Township 43 South,  
Range 26 East  
Lee County,  
Florida***

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

FILE NAME	23898SK01.DWG
LAYOUT	6
LOCATION	J:\23898\DWG\SUR
PLOT DATE	THU, 3-10-2022 - 2
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	
03-10-2022	ADD COORDINATES

STRAP NUMBERS

SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	<b>6 OF 11</b>

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**A Parcel of Land in  
Sections 27, 34,  
35 & 36  
Township 43 South,  
Range 26 East  
Lee County,  
Florida**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

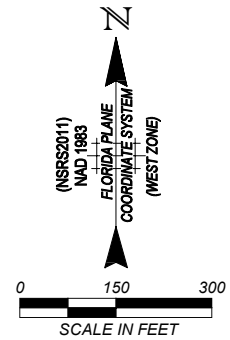
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LAYOUT	7
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 - 2:27 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS


STRAP NUMBERS

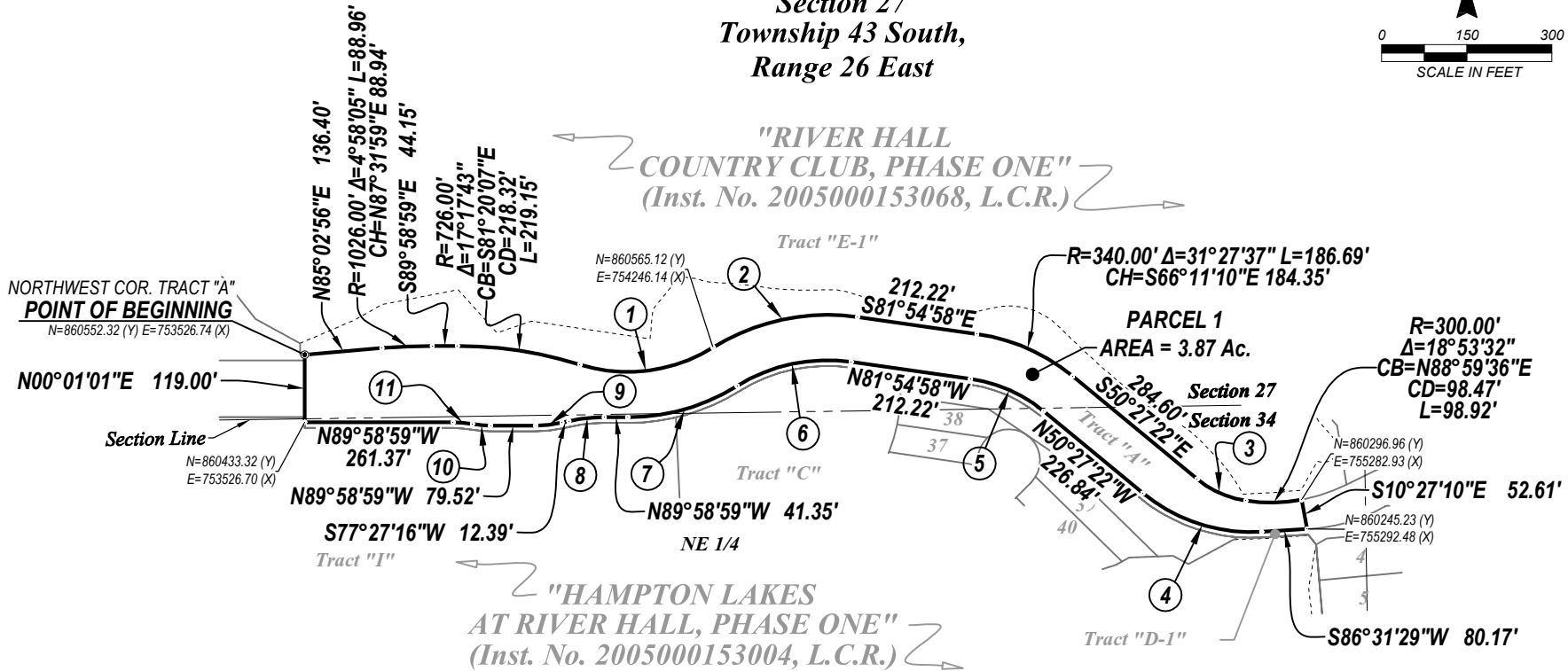

SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	7 OF 11



SE 1/4  
**Section 27  
Township 43 South,  
Range 26 East**

**"RIVER HALL  
COUNTRY CLUB, PHASE ONE"**  
(Inst. No. 2005000153068, L.C.R.)

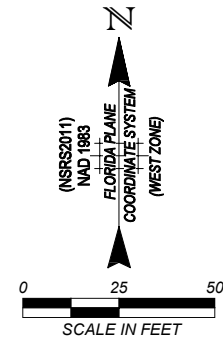
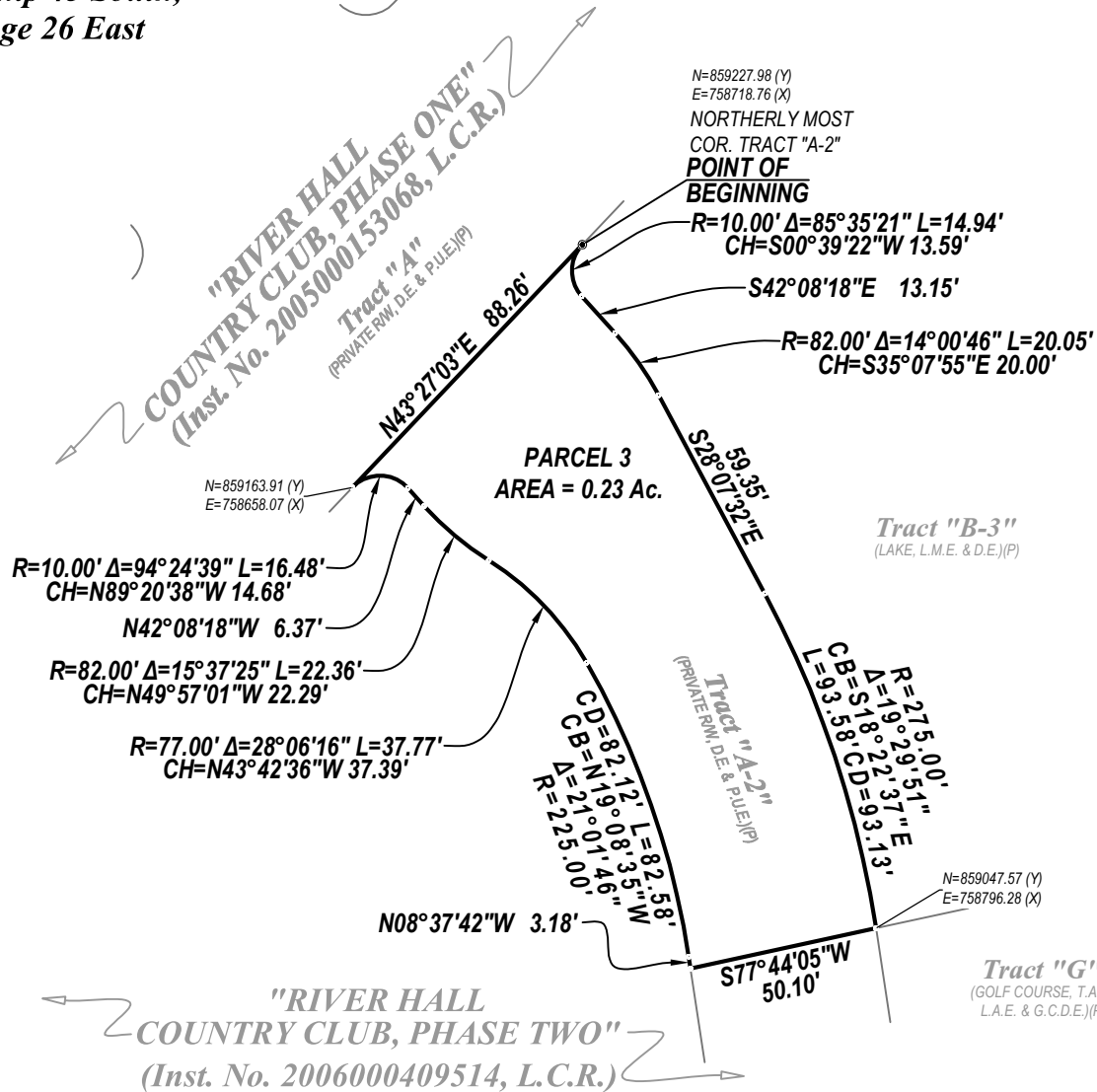


**COURSE INFORMATION**

- ① R=284.00' Δ=49°14'39" L=244.09' CH=N82°41'25"E 236.65'
- ② R=380.00' Δ=40°00'56" L=265.39' CH=N78°04'34"E 260.03'
- ③ R=175.00' Δ=31°06'17" L=95.00' CH=S66°00'30"E 93.84'
- ④ R=300.00' Δ=43°01'09" L=225.25' CH=N71°57'56"W 219.99'
- ⑤ R=260.00' Δ=31°27'37" L=142.76' CH=N66°11'10"W 140.98'
- ⑥ R=300.00' Δ=40°00'56" L=209.52' CH=S78°04'34"W 205.29'
- ⑦ R=364.00' Δ=31°56'56" L=202.97' CH=S74°02'33"W 200.35'
- ⑧ R=287.00' Δ=12°33'46" L=62.93' CH=S83°44'09"W 62.80'
- ⑨ R=213.00' Δ=12°33'45" L=46.70' CH=S83°44'09"W 46.61'
- ⑩ R=188.00' Δ=9°48'12" L=32.17' CH=N85°04'53"W 32.13'
- ⑪ R=200.00' Δ=9°48'12" L=34.22' CH=N85°04'53"W 34.18'

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	<b>8 OF 11</b>

NE 1/4  
Section 35  
Township 43 South,  
Range 26 East



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CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
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

**A Parcel of Land in  
Sections 27, 34,  
35 & 36  
Township 43 South,  
Range 26 East  
Lee County,  
Florida**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

FILE NAME	23898SK01.DWG
LAYOUT	9
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 2:28 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

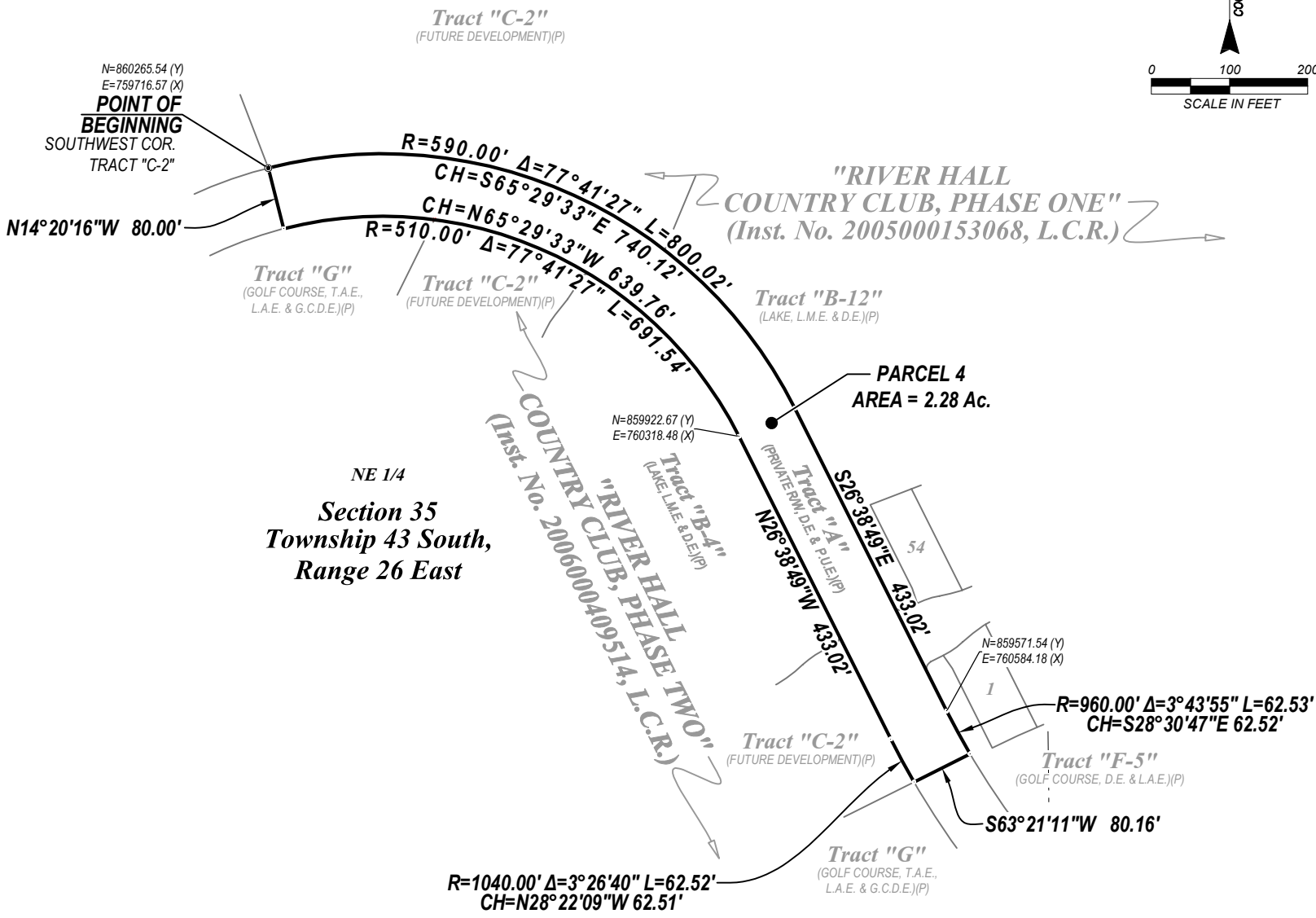
PLAN REVISIONS	

STRAP NUMBERS	

**SKETCH TO  
ACCOMPANY  
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	<b>9 OF 11</b>





# Barraco

and Associates, Inc.

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FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
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PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**A Parcel of Land in Sections 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida**

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME	23898SK01.DWG
LAYOUT	10
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 - 2:29 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	10 OF 11



**(RURAL TO SOS)  
DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

**PARCEL 1:**

A tract or parcel of land being a portion of Tract "C-2" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, and a portion of Tract "G" of the record plat "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185 both of the Public Records of Lee County, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract "G" run along the Easterly line of said Tract "G" the following four (4) courses: S35°43'44"W for 42.40 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 355.00 feet (delta 12°02'35") (chord bearing S29°42'27"W) (chord 74.48 feet) for 74.62 feet; S37°59'11"W along a non-tangent line for 482.37 feet to a point of curvature and Southwesterly along an arc of a curve to the left of radius 365.00 feet (delta 25°08'17") (chord bearing S25°25'02"W) (chord 158.86 feet) for 160.14 feet; thence run N35°35'51"W along a non-tangent line for 1,511.84 feet to an intersection with the Northerly line of said Tract "G"; thence run N43°27'03"E along said Northerly line for 185.35 feet to a point of curvature; thence run Easterly along said Northerly line and continuing along the Northerly line of said Tract "C-2" along an arc of a curve to the right of radius 510.00 feet (delta 67°43'54") (chord bearing N77°19'00"E) (chord 568.39 feet) for 602.89 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing S20°36'20"E) (chord 14.91 feet) for 16.83 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing S21°09'35"W) (chord 30.99 feet) for 31.05 feet to a point of tangency; thence run S14°42'48"W for 25.21 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing S20°32'31"W) (chord 22.75 feet) for 22.79 feet to a point of tangency; thence run S26°22'15"W for 137.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 115.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 125.35 feet) for 132.57 feet to a point of tangency; thence run S39°40'41"E for 346.92 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 115.00 feet (delta 76°58'08") (chord bearing S78°09'45"E) (chord 143.13 feet) for 154.49 feet to

**DESCRIPTION (CONTINUED)**

a point of tangency; thence run N63°21'11"E for 41.46 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 53.86 feet) for 54.06 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 30.28 feet) for 30.39 feet to a point of tangency; thence run N63°21'11"E for 18.00 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S71°38'49"E) (chord 14.14 feet) for 15.71 feet to a point of tangency and an intersection with said Northerly line of Tract C-2"; thence run S26°38'49"E along said Northerly line for 55.27 feet to a point of curvature; thence run Southeasterly along said Northerly line and containing along said Northerly line of Tract "G" along an arc of a curve to the left of radius 1,040.00 feet (delta 15°32'44") (chord bearing S34°25'11"E) (chord 281.31 feet) for 282.17 feet to the POINT OF BEGINNING.

Containing 18.95 acres, more or less.

**PARCEL 2:**

A tract or parcel of land being a portion of Tract "F-2" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Easterly most corner of said Tract "F-2" run along the Easterly, Southerly and Westerly line of said Tract "F-2" the following thirteen (13) courses: run S83°37'00"W for 125.58 feet; S87°12'03"W for 465.09 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23"W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48"W) (chord 395.76 feet) for 560.52 feet to a point of tangency; S28°03'35"E for 350.17 feet; S14°44'31"E for 159.92 feet; S11°04'25"E for 164.34 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50"W) (chord 162.43 feet) for 162.87 feet to a point of tangency; S85°47'16"W for 103.64 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51"W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37"W) (chord 148.11 feet) for 152.15 feet; N33°03'48"W along a radial line for 61.34 feet to a point of curvature and Northerly along an arc of a curve to the right of radius 94.00 feet (delta 84°53'11") (chord bearing N09°22'48"E) (chord 126.87 feet) for 139.27 feet to a point of compound curvature and an intersection with the Southerly line of lands described in a deed recorded in Instrument No. 2008000299219, Lee County Records; thence run along the Southerly, Easterly and



**DESCRIPTION (CONTINUED)**

Northerly line of said lands the following six (6) courses: Easterly along an arc of a curve to the right of radius 55.00 feet (delta 53°57'56") (chord bearing N78°48'21"E) (chord 49.91 feet) for 51.80 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 128.00 feet (delta 95°03'57") (chord bearing N58°15'21"E) (chord 188.84 feet) for 212.38 feet to a point of compound curvature; Northerly along an arc of a curve to the left of radius 55.00 feet (delta 49°43'14") (chord bearing N14°08'15"W) (chord 46.24 feet) for 47.73 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 38.00 feet (delta 63°47'02") (chord bearing N07°06'21"W) (chord 40.15 feet) for 42.30 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 54.00 feet (delta 135°07'15") (chord bearing N42°46'27"W) (chord 99.82 feet) for 127.35 feet to a point of tangency and S69°39'56"W for 40.28 feet to an intersection with said Westerly line of Tract "F-2"; thence run along the Westerly, Northerly and Easterly line of said Tract "F-2" the following twenty-six (26) courses: N57°33'57"W for 36.86 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 195.00 feet (delta 77°00'51") (chord bearing N06°04'22"W) (chord 242.82 feet) for 262.11 feet; N10°23'07"E along a non-tangent line for 72.20 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 80°54'45") (chord bearing N50°50'29"E) (chord 97.33 feet) for 105.91 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 71°28'28") (chord bearing N55°33'38"E) (chord 58.41 feet) for 62.37 feet to a point of tangency; N19°49'24"E for 46.50 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 70.00 feet (delta 84°45'03") (chord bearing N22°33'08"W) (chord 94.36 feet) for 103.54 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 220.00 feet (delta 25°28'22") (chord bearing N77°39'51"W) (chord 97.01 feet) for 97.81 feet to a point of tangency; S89°35'58"W for 198.00 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 125.00 feet (delta 172°19'46") (chord bearing N04°14'08"W) (chord 249.44 feet) for 375.96 feet; N14°43'17"E along a non-tangent line for 105.29 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 1,040.00 feet (delta 19°56'36") (chord bearing S85°15'01"E) (chord 360.17 feet) for 362.00 feet to a point of tangency; N84°46'42"E for 155.31 feet; S31°13'06"E for 174.94 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 80.00 feet (delta 57°46'42") (chord bearing S60°06'27"E) (chord 77.30 feet) for 80.67 feet to a point of tangency; S88°59'48"E for 116.71 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 60.00 feet (delta 50°35'01") (chord bearing S63°42'18"E) (chord 51.27 feet) for 52.97 feet to a point of tangency; S38°24'48"E for 36.32 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 43°45'50") (chord bearing S60°17'43"E) (chord 74.54 feet) for 76.38 feet to a point of tangency; S82°10'38"E for 45.16 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 52°48'10") (chord bearing S55°46'33"E) (chord 71.15 feet) for 73.73 feet to a point of tangency; S29°22'28"E for 23.26 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 80.00 feet (delta 81°10'17") (chord bearing

## DESCRIPTION (CONTINUED)

S69°57'37"E) (chord 104.09 feet) for 113.34 feet to a point of tangency; N69°27'15"E for 83.08 feet; N42°04'56"E for 166.39 feet to a point on a non-tangent curve and Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 19°38'57") (chord bearing S32°58'08"E) (chord 262.77 feet) for 264.07 feet to the POINT OF BEGINNING.

Containing 13.45 acres, more or less.

PARCELS 1 and 2 together contain 32.40 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

L:\23898 - River Hall PLANNING\SURVEY\DESCRIPTIONS\SKETCH\23898SK02\_RURALTO SOS.doc



**"RIVER HALL  
COUNTRY CLUB, PHASE TWO"**  
(Inst. No. 2006000409514, L.C.R.)

**"RIVER HALL  
COUNTRY CLUB, PHASE ONE"**  
(Inst. No. 2005000153068, L.C.R.)

**Tract "F-3"**  
(GOLF COURSE, D.E. & L.A.E.)(P)

**Tract "B-8"**  
(LAKE, L.M.E. & D.E.)(P)

**Tract "F-1"**  
(GOLF COURSE, D.E. & L.A.E.)(P)

(Inst. No. 2008000299220, L.C.R.)

**Tract "G"**  
(GOLF COURSE, T.A.E.,  
L.A.E. & G.C.D.E.)(P)

**"RIVER HALL  
COUNTRY CLUB, PHASE 2A"**  
(Inst. No. 2021000083185, L.C.R.)

**Section 35  
Township 43 South,  
Range 26 East**

$R=510.00'$   $\Delta=67^{\circ}43'54''$   $L=602.89'$   
 $CH=N77^{\circ}19'00''E$  568.39'

$R=10.00'$   $\Delta=96^{\circ}25'26''$   $L=16.83'$   
 $CH=S20^{\circ}36'20''E$  14.91'

$R=138.00'$   $\Delta=12^{\circ}53'35''$   $L=31.05'$   
 $CH=S21^{\circ}09'35''W$  30.99'

$S14^{\circ}42'48''W$  25.21'

$R=112.00'$   $\Delta=11^{\circ}39'27''$   $L=22.79'$   
 $CH=S20^{\circ}32'31''W$  22.75'

$S26^{\circ}22'15''W$  137.99'

$R=115.00'$   
 $\Delta=66^{\circ}02'56''$   
 $CB=S06^{\circ}39'13''E$   
 $CD=125.35'$   
 $L=132.57'$

**PARCEL 1  
AREA = 18.95 Ac.**

$R=115.00'$   $\Delta=76^{\circ}58'08''$   $L=154.49'$   
 $CH=S78^{\circ}09'45''E$  143.13'

$N63^{\circ}21'11''E$  41.46'

$R=185.00'$   $\Delta=16^{\circ}44'31''$   $L=54.06'$   
 $CH=N71^{\circ}43'26''E$  53.86'

$R=104.00'$   $\Delta=16^{\circ}44'31''$   $L=30.39'$   
 $CH=N71^{\circ}43'26''E$  30.28'

$S35^{\circ}43'44''W$  42.40'

$R=10.00'$   $\Delta=90^{\circ}00'00''$   $L=15.71'$   
 $CH=S71^{\circ}38'49''E$  14.14'

$S26^{\circ}38'49''E$  55.27'  
 $R=1040.00'$   
 $\Delta=15^{\circ}32'44''$   
 $L=282.17'$   $CD=281.31'$   
 $CB=S34^{\circ}25'11''E$

NORTHEAST COR.

**POINT OF  
BEGINNING**  
 $N=859303.61$  (Y)  
 $E=760671.68$  (X)

**Tract "D-7"**  
(COMMON AREA,  
D.E., L.E., L.A.E.)(P)

$R=355.00'$   
 $\Delta=12^{\circ}02'35''$   
 $CB=S29^{\circ}42'27''W$   
 $CD=74.48'$   
 $L=74.62'$

$N=858680.86$  (Y)  
 $E=760244.96$  (X)  
 $R=365.00'$   $\Delta=25^{\circ}08'17''$   $L=160.14'$   
 $CH=S25^{\circ}25'02''W$  158.86'

11

10

12

**"RIVER HALL  
COUNTRY CLUB, PHASE ONE"**  
(Inst. No. 2005000153068, L.C.R.)

N  
NAD 1983  
FLORIDA PLANE  
COORDINATE SYSTEM  
(WEST ZONE)

0 150 300  
SCALE IN FEET

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CIVIL ENGINEERING - LAND SURVEYING  
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PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE  
COMMUNITIES,  
LLC**

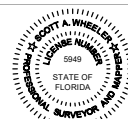
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**A Parcel of Land in  
Sections 35 & 36  
Township 43 South,  
Range 26 East  
Lee County, Florida**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

FILE NAME: 23898SK02.DWG

LAYOUT: 5

LOCATION: J:\23898DWG\SURVEYING\SKETCH

PLOT DATE: THU 3-10-2022 - 12:48 PM

PLOT BY: PETER OLSEN

DRAWING DATA

SURVEY DATE: 09-01-2021

DRAWN BY: P. OLSEN

CHECKED BY: SAW

SCALE: 1"=300'

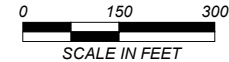
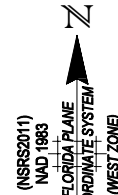
FIELD BOOK

PLAN REVISIONS

STRAP NUMBERS



**"RIVER HALL  
COUNTRY CLUB, PHASE ONE"**  
(Inst. No. 2005000153068, L.C.R.)



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FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

**GREENPOINTE  
COMMUNITIES,  
LLC**

7807 BAYMEADOWS ROAD E  
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PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION

**A Parcel of Land in  
Sections 35 & 36  
Township 43 South,  
Range 26 East  
Lee County, Florida**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

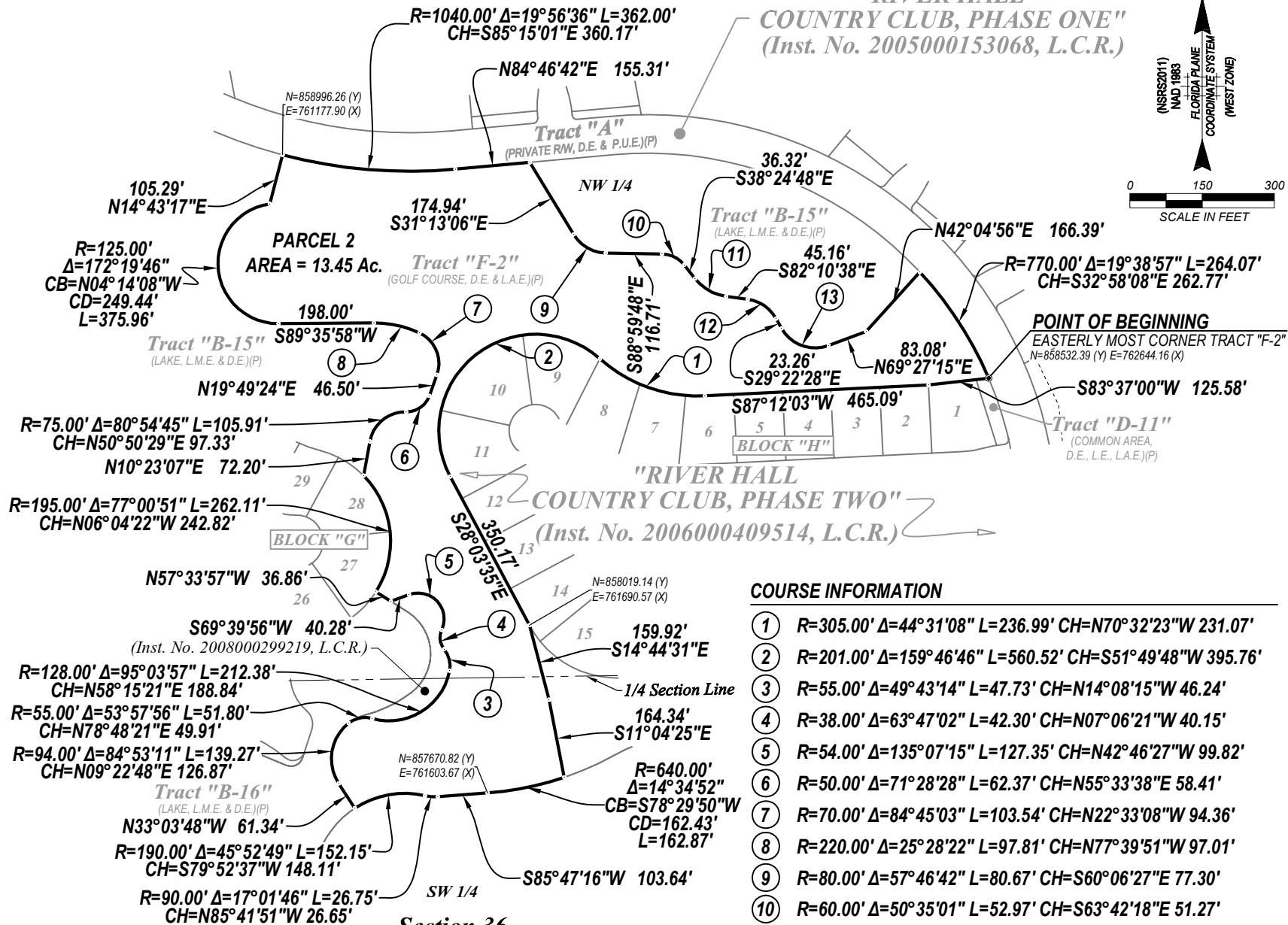
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LAYOUT	7
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 12:48 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

**SKETCH TO  
ACCOMPANY  
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	<b>7 OF 7</b>



**Section 36  
Township 43 South,  
Range 26 East**

**COURSE INFORMATION**

- ① R=305.00' Δ=44°31'08" L=236.99' CH=N70°32'23"W 231.07'
- ② R=201.00' Δ=159°46'46" L=560.52' CH=S51°49'48"W 395.76'
- ③ R=55.00' Δ=49°43'14" L=47.73' CH=N14°08'15"W 46.24'
- ④ R=38.00' Δ=63°47'02" L=42.30' CH=N07°06'21"W 40.15'
- ⑤ R=54.00' Δ=135°07'15" L=127.35' CH=N42°46'27"W 99.82'
- ⑥ R=50.00' Δ=71°28'28" L=62.37' CH=N55°33'38"E 58.41'
- ⑦ R=70.00' Δ=84°45'03" L=103.54' CH=N22°33'08"W 94.36'
- ⑧ R=220.00' Δ=25°28'22" L=97.81' CH=N77°39'51"W 97.01'
- ⑨ R=80.00' Δ=57°46'42" L=80.67' CH=S60°06'27"E 77.30'
- ⑩ R=60.00' Δ=50°35'01" L=52.97' CH=S63°42'18"E 51.27'
- ⑪ R=100.00' Δ=43°45'50" L=76.38' CH=S60°17'43"E 74.54'
- ⑫ R=80.00' Δ=52°48'10" L=73.73' CH=S55°46'33"E 71.15'
- ⑬ R=80.00' Δ=81°10'17" L=113.34' CH=S69°57'37"E 104.09'

**(SOS TO OS)  
DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

**PARCEL 1:**

A tract or parcel of land being all of Lots 13 through 55, Block "K" and a portion of Tract "A-7" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, and all of Tract "G" and Tract L-7" and a portion of Tracts "F-1", "O-5" and "R-1" of the record plat of "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440 and a portion of Tract "G" of the record plat "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185, all of the Public Records of Lee County, Florida, and a tract or parcel of land lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 35 run N00°59'32"W along the West line of the Southwest Quarter (SW 1/4) of said Section 35 for 50.00 feet to the Westerly most corner of said Tract "O-5"; thence run along the Northerly line of said Tract "O-5" the following three (3) courses: N88°53'41"E for 689.74 feet; N27°10'00"E for 47.34 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the left of radius 320.00 feet (delta 28°16'15") (chord bearing S76°58'07"E) (chord 156.30 feet) for 157.89 feet to a point of tangency; thence run N88°53'45"E along said Northerly line and continuing along the Easterly prolongation thereof for 2,758.67 feet to an intersection with the Southerly prolongation of the Westerly line of said Tract "F-1"; thence run N01°05'54"W along said prolongation and continuing along said Westerly line of Tract "F-1" for 332.37 feet to a point of curvature; thence run along the Westerly and Northerly line of said Tract "F-1" following four (4) courses: Northwesterly along an arc of a curve to the left of radius 2,070.00 feet (delta 42°30'19") (chord bearing N22°21'04"W) (chord 1,500.67 feet) for 1,535.65 feet; S47°22'15"W along a non-tangent line for 8.70 feet; N42°37'45"W for 722.03 feet and N65°12'55"E for 304.89 feet; thence run N46°40'12"E for 80.00 feet to a point on a non-tangent curve and intersection with the Easterly line of said Tract "F-1"; thence run along the Easterly, Southerly and Westerly line of said Tract "F-1" the following eight (8) courses: Southeasterly along an arc of a curve to the left of radius 360.00 feet (delta 17°59'05") (chord bearing S52°19'20"E) (chord 112.54 feet) for 113.00 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 840.00 feet (delta

## DESCRIPTION (CONTINUED)

25°16'08") (chord bearing S48°40'49"E) (chord 367.47 feet) for 370.46 feet to a point of tangency; S36°02'45"E for 587.54 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 910.00 feet (delta 08°53'51") (chord bearing S40°29'40"E) (chord 141.17 feet) for 141.31 feet; N41°50'37"E along a non-tangent line for 153.51 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 617.00 feet (delta 20°52'31") (chord bearing N31°24'22"E) (chord 223.56 feet) for 224.80 feet; N88°28'09"E along a non-tangent line for 18.47 feet and N12°22'23"E for 87.78 feet to a point of curvature; thence continue Northerly along the Westerly line of said Tract "F-1" and the Westerly line of said Tract "L-7" along an arc of a curve to the left of radius 628.00 feet (delta 26°58'19") (chord bearing N01°06'47"W) (chord 292.91 feet) for 295.63 feet to a point of reverse curvature; thence run Northerly along said Westerly line of Tract "L-7" and continuing along the Westerly line of said Tract "G" of said record plat RIVER HALL COUNTRY CLUB, PHASE 2A", along an arc of a curve to the right of radius 200.00 feet (delta 32°44'13") (chord bearing N01°46'10"E) (chord 112.73 feet) for 114.27 feet to a point of reverse curvature; thence run Northwesterly along said Westerly line of Tract "G" along an arc of a curve to the left of radius 253.53 feet (delta 97°33'39") (chord bearing N30°38'33"W) (chord 381.40 feet) for 431.70 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 199.00 feet (delta 73°39'48") (chord bearing N86°22'25"E) (chord 238.59 feet) for 255.85 feet to an intersection with the Southerly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE 2A"; thence run along said Southerly line the following four (4) courses: N33°12'19"E for 103.92 feet; S69°21'19"E for 585.07 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 175.00 feet (delta 23°42'43") (chord bearing S81°12'40"E) (chord 71.91 feet) for 72.42 feet to a point of tangency and N86°55'59"E for 507.21 feet; thence run S42°30'21"E along said Southerly line and continuing along the Southerly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" for 617.01 feet; thence run along said Southerly line the following nine (9) courses: N72°42'51"E for 186.40 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10"E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51"E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16"E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06"E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24"E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52"E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43"E) (chord 143.23 feet) for 143.63 feet to a point of tangency and N89°05'34"E for 175.70 feet to an intersection with the Westerly line of said Tract "A-7"; thence run S89°31'51"E for 80.00 feet to an intersection with the Easterly line of said Tract "A-7"; thence run S00°28'09"W along said Easterly line for 99.16 feet; thence run along the Southerly line of said record plat of "RIVER HALL

## DESCRIPTION (CONTINUED)

COUNTRY CLUB, PHASE TWO" the following thirteen (13) courses: S89°31'51"E for 22.00 feet; S00°28'09"W for 24.30 feet; S89°31'51"E for 70.20 feet; N82°57'31"E for 70.81 feet; S89°31'51"E for 70.20 feet; S03°08'26"W for 57.03 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 73°05'52") (chord bearing S33°24'30"E) (chord 77.42 feet) for 82.93 feet to a point of tangency; S69°57'27"E for 123.77 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 325.00 feet (delta 45°05'43") (chord bearing S47°24'35"E) (chord 249.24 feet) for 255.80 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 275.00 feet (delta 51°51'24") (chord bearing S50°47'25"E) (chord 240.49 feet) for 248.89 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 125.00 feet (delta 54°40'42") (chord bearing S49°22'46"E) (chord 114.81 feet) for 119.29 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 75.00 feet (delta 78°46'09") (chord bearing S61°25'30"E) (chord 95.18 feet) for 103.11 feet to a point of tangency and N79°11'25"E for 64.68 feet; thence run along the Westerly line of said Lots 21 through 13, Block "K" the following three (3) courses: N06°36'24"W for 408.34 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 443.00 feet (delta 18°33'48") (chord bearing N15°53'18"W) (chord 142.90 feet) for 143.53 feet to a point of compound curvature and Northwesterly along an arc of a curve to the left of radius 78.00 feet (delta 40°50'08") (chord bearing N45°35'15"W) (chord 54.42 feet) for 55.59 feet; thence run N16°53'30"E along the Westerly line of said Lot 13, Block "K" and continuing along the Northerly prolongation thereof for 183.04 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 307.36 feet (delta 12°29'33") (chord bearing N57°46'49"E) (chord 66.88 feet) for 67.02 feet to a point on a non-tangent curve and intersection with the Easterly line of said Tract "A-7"; thence run along said Easterly line the following two (2) courses: Southerly along an arc of a curve to the left of radius 20.00 feet (delta 64°07'50") (chord bearing S00°20'33"W) (chord 21.24 feet) for 22.39 feet to a point of tangency and S31°43'22"E for 60.88 feet to an intersection with the Northerly line of said Lot 55, Block "K"; thence run along the Northerly, Easterly and Southerly line of said Lots 55 through 30, Block "K" the following seventeen (17) courses: N76°13'30"E for 158.97 feet; S85°32'00"E for 30.82 feet; S18°12'36"E for 150.00 feet; S27°04'48"W for 31.37 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 757.00 feet (delta 11°01'36") (chord bearing S12°07'12"E) (chord 145.46 feet) for 145.69 feet to a point of tangency; S06°36'24"E for 276.23 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 85°40'09") (chord bearing S49°26'28"E) (chord 58.47 feet) for 64.29 feet to a point of tangency; N87°43'27"E for 117.27 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 80.00 feet (delta 78°21'12") (chord bearing N48°32'51"E) (chord 101.07 feet) for 109.40 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 193.00 feet (delta 133°46'45") (chord bearing N76°15'38"E) (chord 355.02 feet) for 450.63 feet; N53°09'00"E along a radial line for 42.88 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 2,202.18 feet (delta 02°16'47") (chord bearing



## DESCRIPTION (CONTINUED)

S08°49'46"E (chord 87.62 feet) for 87.62 feet to a point of compound curvature; Southwesterly along an arc of a curve to the right of radius 300.00 feet (delta 61°40'28") (chord bearing S23°08'59"W) (chord 307.56 feet) for 322.93 feet; N43°05'38"W along a non-tangent line for 33.19 feet; S49°32'15"W for 108.94 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 307.00 feet (delta 38°11'12") (chord bearing S68°37'51"W) (chord 200.84 feet) for 204.61 feet to a point of tangency and S87°43'27"W for 313.19 feet to an intersection with said Easterly line of Tract "A-7"; thence run along said Easterly line the following four (4) courses: S06°36'24"E for 30.78 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 230.00 feet (delta 20°17'02") (chord bearing S16°44'54"E) (chord 81.00 feet) for 81.42 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 49°40'47") (chord bearing S51°43'49"E) (chord 75.61 feet) for 78.04 feet to a point of reverse curvature and Southerly along an arc of a curve to the right of radius 55.00 feet (delta 139°00'23") (chord bearing S07°04'00"E) (chord 103.04 feet) for 133.44 feet to an intersection with the Easterly line of said Lot 29, Block "K"; thence run S12°09'00"W along said Easterly line for 147.46 feet to an intersection with the Northwesterly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO"; thence run along said Northwesterly line the following eleven (11) courses: S01°39'32"W for 30.44 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 350.00 feet (delta 23°11'32") (chord bearing S13°15'18"W) (chord 140.71 feet) for 141.67 feet to a point of compound curvature; Southwesterly along an arc of a curve to the right of radius 1,651.75 feet (delta 11°33'08") (chord bearing S30°37'38"W) (chord 332.47 feet) for 333.04 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 690.00 feet (delta 41°50'09") (chord bearing S57°17'46"W) (chord 492.70 feet) for 503.82 feet to a point of tangency; S78°12'50"W for 275.30 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 1,335.00 feet (delta 22°43'21") (chord bearing S66°51'10"W) (chord 525.97 feet) for 529.44 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the left of radius 132.56 feet (delta 12°16'24") (chord bearing S55°00'04"W) (chord 28.34 feet) for 28.39 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 1,665.00 feet (delta 16°51'25") (chord bearing S63°25'21"W) (chord 488.09 feet) for 489.86 feet to a point of tangency; S71°51'03"W for 86.61 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 665.00 feet (delta 17°20'35") (chord bearing S80°31'21"W) (chord 200.52 feet) for 201.29 feet and S00°48'22"E along a non-tangent line for 74.36 feet to an intersection with the South line of the Southwest Quarter (SW 1/4) of said Section 36; thence run S89°11'43"W along said South line for 1,166.27 feet to the Southeast corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

Containing 276.27 acres, more or less.

DESCRIPTION (CONTINUED)

PARCEL 2:

A tract or parcel of land being a portion of Tract "A-2" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Easterly Most corner of Tract "B-2" of said record plat, run along the Westerly line of said Tract "A-2" the following two (2) courses: Northwesterly along an arc of a curve to the right of radius 325.00 feet (delta  $48^{\circ}55'01''$ ) (chord bearing  $N33^{\circ}05'12''W$ ) (chord 269.12 feet) for 277.47 feet to a point of tangency and  $N08^{\circ}37'42''W$  for 36.83 feet; thence run  $N77^{\circ}44'05''E$  for 50.10 feet to an intersection with the Easterly line of said Tract "A-2"; thence run along said Easterly line the following three (3) courses:  $S08^{\circ}37'42''E$  for 40.00 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 275.00 feet (delta  $39^{\circ}04'36''$ ) (chord bearing  $S28^{\circ}09'59''E$ ) (chord 183.94 feet) for 187.55 feet to a point of compound curvature and Southeasterly along an arc of a curve to the left of radius 141.00 feet (delta  $30^{\circ}39'59''$ ) (chord bearing  $S63^{\circ}02'17''E$ ) (chord 74.57 feet) for 75.47 feet; thence run  $S56^{\circ}26'42''W$  for 66.97 feet to the POINT OF BEGINNING.

Containing 0.36 acres, more or less.

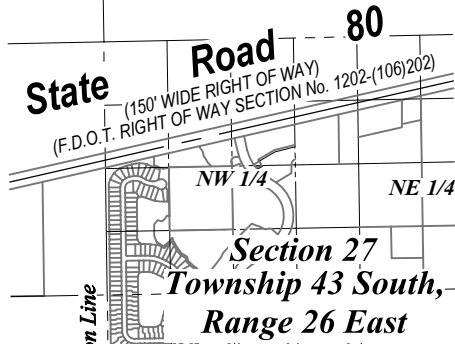
PARCELS 1 and 2 together contain 276.63 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear  $N00^{\circ}59'34''W$ .

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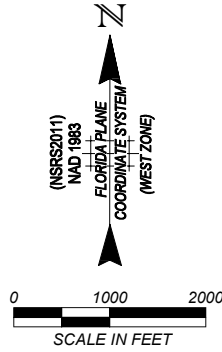
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



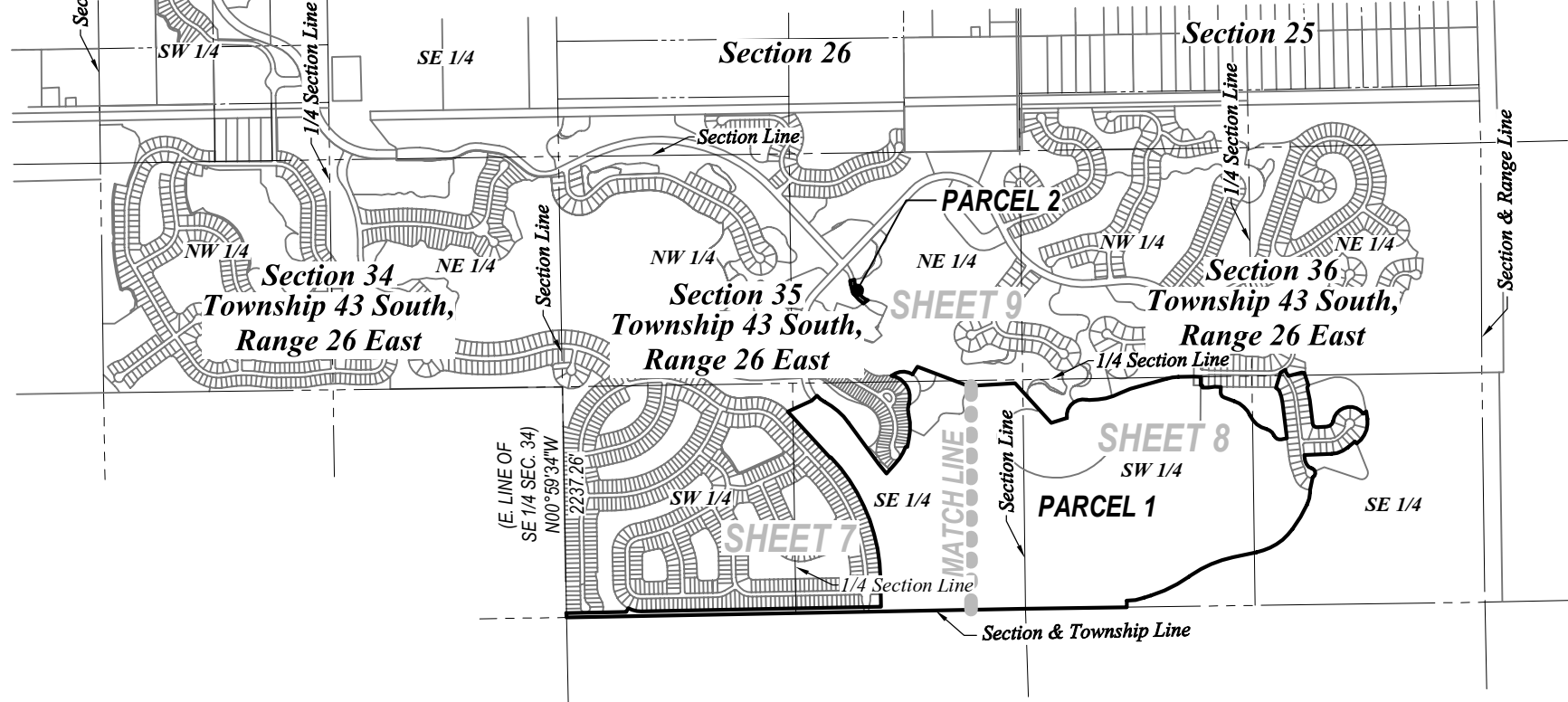


NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



KEY MAP SHEET



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

SOS TO OS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS IS NOT A SURVEY

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
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  
**A Parcel of Land in  
Sections 35 & 36  
Township 43 South,  
Range 26 East  
Lee County, Florida**

PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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PLOT BY	PETER OLSEN
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DRAWN BY	P. OLSEN
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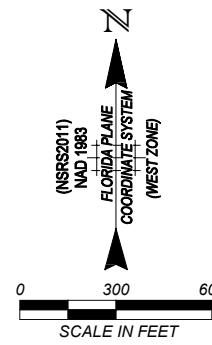
PLAN REVISIONS	
03-10-2022	ADD COORDINATES

STRAP NUMBERS	

SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
23898 35-43-26	6 OF 9

- ①  $R=200.00'$   $\Delta=32^{\circ}44'13''$   $L=114.27'$   $CH=N01^{\circ}46'10''E$   $112.73'$
- ②  $R=253.53'$   $\Delta=97^{\circ}33'39''$   $L=431.70'$   $CH=N30^{\circ}38'33''W$   $381.40'$
- ③  $R=199.00'$   $\Delta=73^{\circ}39'48''$   $L=255.85'$   $CH=N86^{\circ}22'25''E$   $238.59'$
- ④  $R=175.00'$   $\Delta=23^{\circ}42'43''$   $L=72.42'$   $CH=S81^{\circ}12'40''E$   $71.91'$



PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	<b>7 OF 9</b>

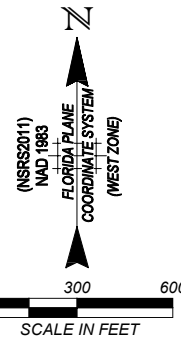
***Section 35  
Township 43 South,  
Range 26 East***

# COURSE INFORMATION

- ④ R=175.00' Δ=23°42'43" L=72.42' CH=S81°12'40"E 71.91'
- ⑤ R=560.00' Δ=12°52'56" L=125.91' CH=N67°57'24"E 125.64'
- ⑥ R=560.00' Δ=14°41'42" L=143.63' CH=N81°44'43"E 143.23'
- ⑦ R=65.00' Δ=73°05'52" L=82.93' CH=S33°24'30"E 77.42'
- ⑧ R=275.00' Δ=51°51'24" L=248.89' CH=S50°47'25"E 240.49'
- ⑨ R=125.00' Δ=54°40'42" L=119.29' CH=S49°22'46"E 114.81'
- ⑩ R=75.00' Δ=78°46'09" L=103.11' CH=S61°25'30"E 95.18'

# COURSE INFORMATION

- ⑪ R=443.00' Δ=18°33'48" L=143.53' CH=N15°53'18"W 142.90'
- ⑫ R=78.00' Δ=40°50'08" L=55.59' CH=N45°35'15"W 54.42'
- ⑬ R=307.36' Δ=12°29'33" L=67.02' CH=N57°46'49"E 66.88'
- ⑭ R=20.00' Δ=64°07'50" L=22.39' CH=S00°20'33"W 21.24'
- ⑮ R=757.00' Δ=11°01'36" L=145.69' CH=S12°07'12"E 145.64'
- ⑯ S06°36'24"E 276.23'
- ⑰ R=43.00' Δ=85°40'09" L=64.29' CH=S49°26'28"E 58.47'



**Barraco**  
and Associates, Inc.

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PHONE (239) 461-3170  
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

*A Parcel of Land in  
Sections 35 & 36  
Township 43 South,  
Range 26 East  
Lee County, Florida*

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

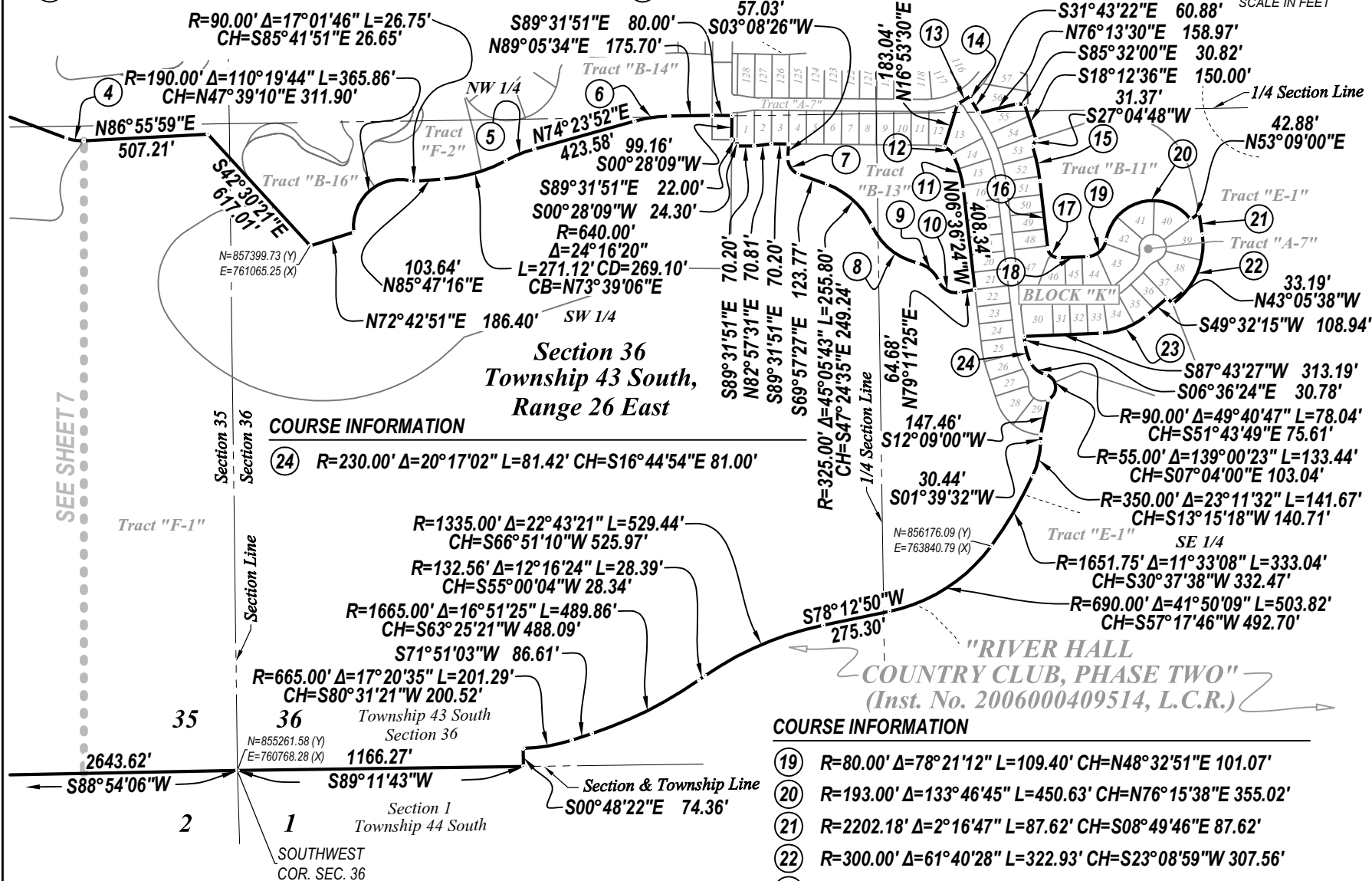
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LAYOUT	8
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PLOT DATE	THU 3-10-2022 12:59 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-09-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=600'
FIELD BOOK	

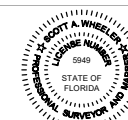
PLAN REVISIONS	

STRAP NUMBERS

SKETCH TO  
ACCOMPANY  
DESCRIPTION

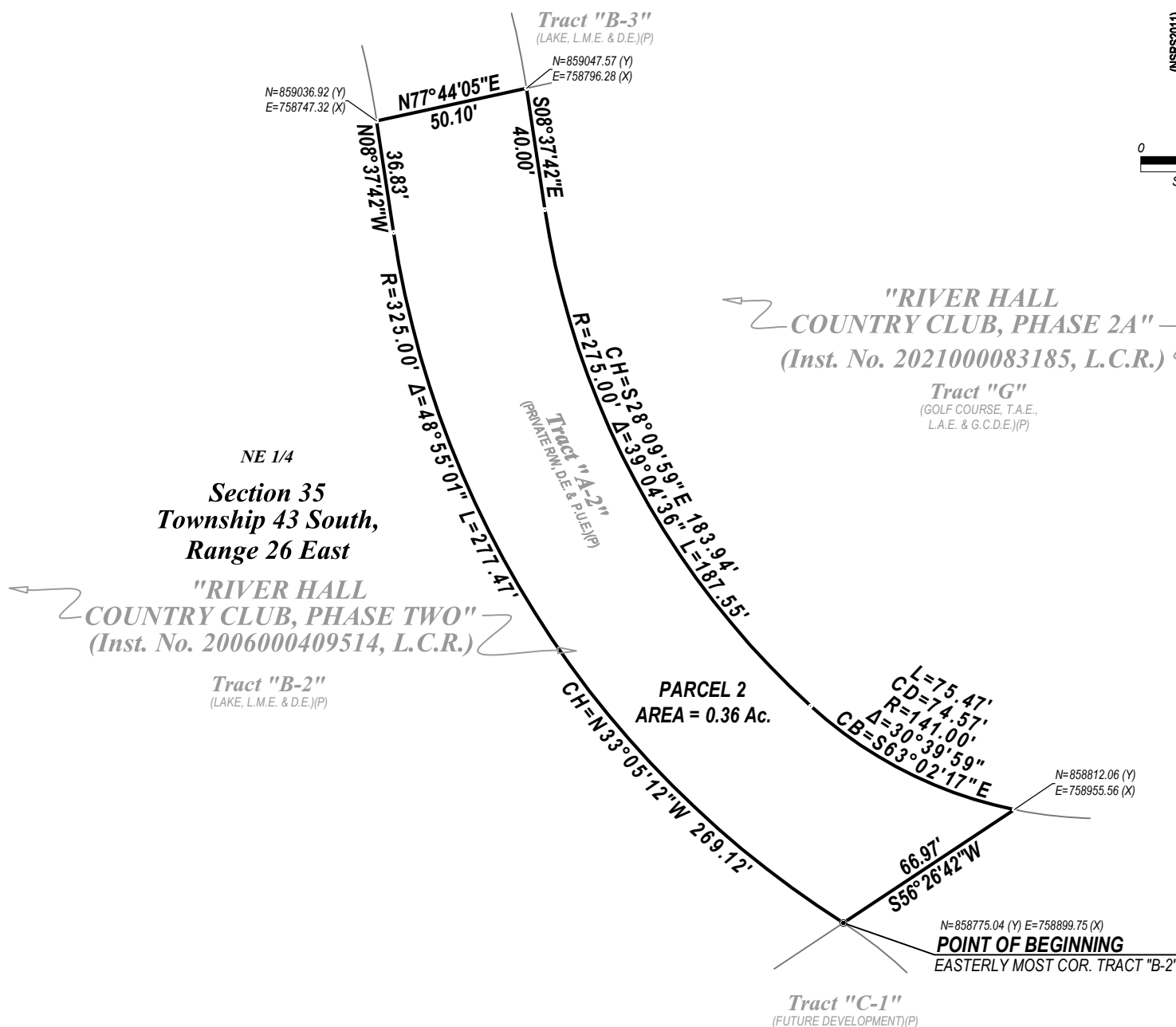
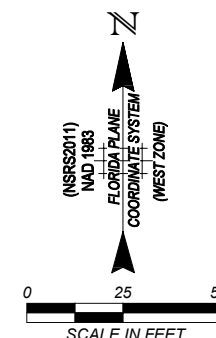
PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	8 OF 9





FILE NAME	23898SK03.DWG
LAYOUT	9
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 - 12:59 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-03-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	





**(RURAL TO OS)  
DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being all Tract "F-2" and a portion of Tract "G" of the record plat "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185, Lee County Records, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Westerly Most corner of said Tract "F-2", run along the Westerly line of said record plat the following eighteen (18) courses: Northeasterly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.24 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet; N77°44'05"E for 67.26 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 5.00 feet (delta 22°38'56") (chord bearing N74°38'30"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 94.00 feet (delta 101°50'45") (chord bearing N15°49'22"E) (chord 145.94 feet) for 167.09 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 90.00 feet (delta 73°43'25") (chord bearing N01°45'43"E) (chord 107.98 feet) for 115.80 feet to a point of tangency; N38°37'25"E for 87.96 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 75.00 feet (delta 48°17'47") (chord bearing N14°28'32"E) (chord 61.36 feet) for 63.22 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 30.00 feet (delta 36°52'35") (chord bearing N28°06'40"W) (chord 18.98 feet) for 19.31 feet to a point of tangency; N46°32'57"W for 86.07 feet



## DESCRIPTION (CONTINUED)

and N43°27'03"E for 392.93 feet; thence run S35°35'51"E for 1,511.84 feet to a point on a non-tangent curve and intersection with the Easterly line of said record plat; thence run along the Easterly, Northerly and Southerly line said record plat the following thirty-four (34) courses: Southwesterly along an arc of a curve to the right of radius 95.00 feet (delta 79°19'52") (chord bearing S52°30'50"W) (chord 121.28 feet) for 131.54 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 195.00 feet (delta 153°33'37") (chord bearing S15°23'57"W) (chord 379.66 feet) for 522.63 feet; S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E) (chord 96.30 feet) for 111.77 feet to a point of tangency; N83°41'31"E for 190.00 feet; S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°57'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet to a point of tangency; N05°11'26"E for 65.78 feet; S84°48'34"E for 187.44 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet to a point of tangency; S17°46'12"W for 50.65 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 41.69 feet) for 49.29 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 160.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'29"W) (chord 206.98 feet) for 254.00 feet to a point of reverse curvature; Southwesterly along an

**DESCRIPTION (CONTINUED)**

arc of a curve to the right of radius 80.00 feet (delta 13°48'27") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.72 feet) for 99.93 feet to a point of cusp; N42°30'21"W for 260.38 feet; S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for 103.92 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 73°39'48") (chord bearing S86°22'25"W) (chord 238.59 feet) for 255.85 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "G"; thence run along said Southerly line the following five (5) courses: Westerly along an arc of a curve to the left of radius 253.53 feet (delta 22°06'18") (chord bearing S89°31'29"W) (chord 97.21 feet) for 97.81 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 200.00 feet (delta 41°24'23") (chord bearing N80°49'28"W) (chord 141.41 feet) for 144.54 feet to a point of tangency; N60°07'17"W for 21.48 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 830.00 feet (delta 03°00'19") (chord bearing N58°37'07"W) (chord 43.53 feet) for 43.54 feet to a point of tangency and N57°06'57"W for 212.10 feet to an intersection with the Southerly prolongation of the Westerly line of said record plat; thence run N50°39'44"E along said prolongation and continuing along said Westerly line for 462.15 feet; thence continue along said Westerly line the following two (2) courses: N39°20'16"W for 98.57 feet and N31°21'00"W for 20.00 feet to the POINT OF BEGINNING.

Containing 45.68 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

State Road 80

(150' WIDE RIGHT OF WAY)

(F.D.O.T. RIGHT OF WAY SECTION No. 1202-(106)202)

NW 1/4

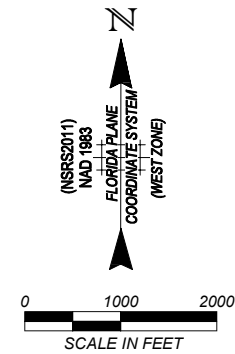
NE 1/4

Section Line

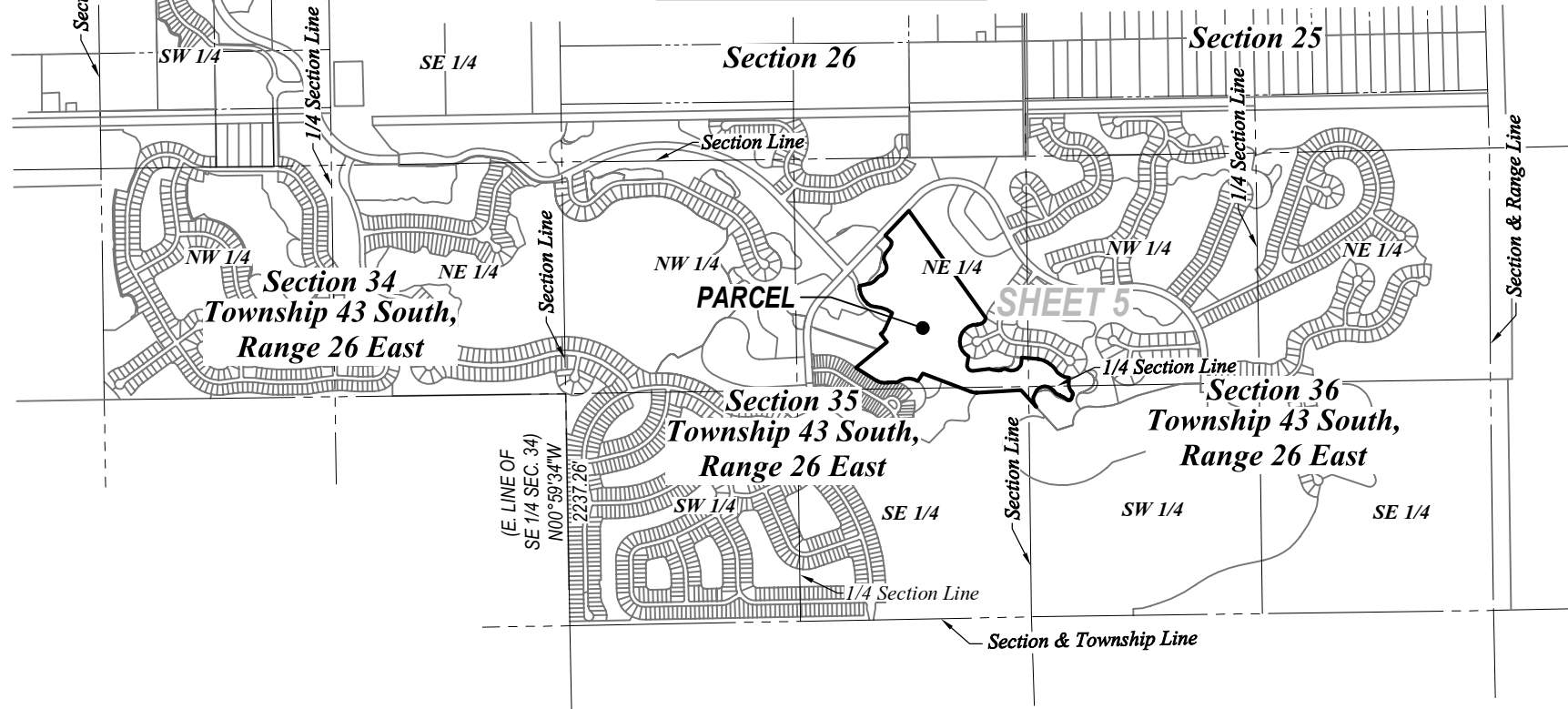
Section 27  
Township 43 South,  
Range 26 East

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



# KEY MAP SHEET



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

## RURAL TO OS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

***THIS IS NOT A SURVEY***

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

**www.barraco.net**

2271 McGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
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

***A Parcel of Land in  
Sections 35 & 36  
Township 43 South,  
Range 26 East  
Lee County, Florida***

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

FILE NAME	23898SK04.DWG
LAYOUT	4
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 3-10-2022 - 12:35 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	09-02-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	
03-10-2022	ADD COORDINATES

STRAP NUMBERS

SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	<b>4 OF 5</b>



**(SOS TO SUBURBAN)  
DESCRIPTION**

Parcel in  
Section 27,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

**PARCEL 1:**

A tract or parcel of land lying in Section 27, Township 43, Range 26, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 1,573.70 feet to the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 614.10 feet to an intersection with the Northerly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of said Conservation Easement the following thirty-seven (37) courses: S89°08'43"W for 93.44 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 66.36 feet (delta 16°50'32") (chord bearing N84°55'21"W) (chord 19.44 feet) for 19.51 feet; N71°01'07"W for 89.50 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 70.00 feet (delta 23°16'07") (chord bearing N59°23'03"W) (chord 28.23 feet) for 28.43 feet to a point of tangency; N47°45'00"W for 184.10 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 30.00 feet (delta 72°55'14") (chord bearing N84°12'37"W) (chord 35.66 feet) for 38.18 feet; S55°56'06"W for 16.37 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 26.40 feet (delta 05°46'39") (chord bearing S56°05'54"W) (chord 2.66 feet) for 2.66 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 70.00 feet (delta 89°33'57") (chord bearing N76°34'03"W) (chord 98.62 feet) for 109.43 feet; S28°40'01"W for 168.43 feet; S49°55'00"W for 120.21 feet; S08°34'30"W for 59.47 feet; S16°25'18"E for 53.01 feet; S10°53'06"W for 52.02 feet; S21°20'30"E for 68.84 feet; N62°54'21"E for 119.90 feet; S66°05'27"E for 32.67 feet; S15°30'06"E for 72.37 feet; S40°08'04"E for 34.02 feet; S03°40'51"E for 25.26 feet; S70°07'12"W for 69.86 feet; S61°26'29"W for 17.36 feet; S72°08'48"W for 19.92 feet; N60°51'22"W for 30.42 feet; N77°06'37"W for 44.10 feet; S64°52'29"W for 38.94 feet; S20°52'27"W for 43.82 feet; S31°30'37"E for 59.12 feet; N86°41'36"E for 84.58 feet; S63°46'58"E for 10.50 feet; S40°41'16"E for 40.28 feet; S42°43'38"E for 45.16 feet; S67°36'20"E for 23.72 feet; S41°52'34"E for 38.96 feet; S63°15'06"E for 38.14 feet; S89°23'27"E for 35.43 feet; N63°29'28"E for 1.44 feet to a point on a non-tangent curve and Southeasterly along an arc of a curve to the right of radius 294.98 feet (delta 79°24'50") (chord bearing S37°32'25"E) (chord 376.91 feet) for 408.86 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S89°59'57"W along said Northerly line for 290.94 feet to a point on a non-tangent curve and an intersection with the Northerly line of Conservation Easement CE-6, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Record; thence run along



**DESCRIPTION (CONTINUED)**

the Northerly and Westerly line of said Conservation Easement the following nineteen (19) courses: Northerly along an arc of a curve to the right of radius 366.19 feet (delta 02°18'35") (chord bearing N06°14'13"E) (chord 14.76 feet) for 14.76 feet; N67°30'09"W for 128.15 feet; N22°29'51"E for 111.26 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 284.50 feet (delta 15°17'25") (chord bearing N54°28'27"W) (chord 75.70 feet) for 75.92 feet; Westerly along an arc of a curve to the left of radius 215.00 feet (delta 48°01'46") (chord bearing N70°51'26"W) (chord 175.00 feet) for 180.23 feet to a point of tangency; S85°07'41"W for 47.77 feet; S04°52'19"E for 25.00 feet; S85°07'41"W for 40.00 feet; N04°52'19"W for 25.00 feet; S85°07'41"W for 99.33 feet; S04°52'19"E for 84.36 feet; S00°40'13"E for 44.90 feet; S09°23'27"W for 21.52 feet; S85°07'41"W for 214.14 feet; S04°52'19"E for 195.19 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 645.00 feet (delta 24°05'35") (chord bearing S07°10'29"W) (chord 269.23 feet) for 271.23 feet; S56°46'33"E for 5.45 feet; S22°03'38"E for 26.30 feet and S44°22'17"E for 89.18 feet to an intersection with said Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S84°07'47"W along said Northerly line for 35.31 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following five (5) courses: Northerly along an arc of a curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E) (chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45"E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 also being an intersection with the Westerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records thence run along the Westerly and Southerly line of said Conservation Easement the following twelve (12) courses: S00°50'17"E for 60.93 feet; S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to the POINT OF BEGINNING.

Containing 22.74 acres, more or less.

**PARCEL 2:**

A tract or parcel of land lying in Section 27, Township 43, Range 26, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 27 run S88°49'19"W along the North line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,316.71 feet to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of

**DESCRIPTION (CONTINUED)**

said Section 27; thence run S00°49'17"E along the West line of said Fraction for 1,320.27 feet to the Southwest corner of said Fraction and the POINT OF BEGINNING.

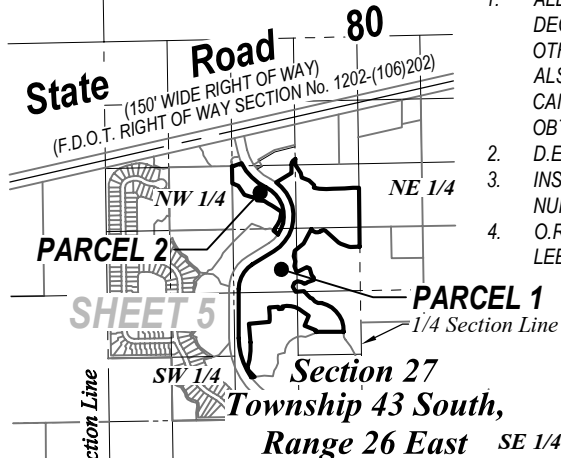
From said Point of Beginning run N88°54'52"E along the South line of said Fraction, along being the South line of lands described in Instrument No. 2013000006374, Lee County Records for 14.28 feet; thence run N70°31'00"E still along said South line of lands for 91.71 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Westerly right of way line the following two (2) courses: thence run Southeasterly along an arc of a curve to the left of radius 550.00 feet (delta 38°10'13") (chord bearing S44°57'39"E) (chord 359.67 feet) for 366.41 feet to a point to reverse curvature; and Southerly along an arc of a curve to the right of radius 330.00 feet (delta 99°34'05") (chord bearing S14°15'43"E) (chord 503.99 feet) for 573.47 feet to an intersection with the Northerly line of lands described in Instrument No. 2005000189275, Lee County Records thence run N49°27'03"W along said Northerly line for 61.57 feet an intersection with the Easterly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records thence run along the Easterly and Northerly line of said Conservation Easement the following eighteen (18) courses: N45°39'05"E for 15.51 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 243.59 feet (delta 02°15'07") (chord bearing N44°10'13"E) (chord 9.57 feet) for 9.57 feet; N49°27'03"W for 6.01 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 237.59 feet (delta 38°59'14") (chord bearing N23°36'50"E) (chord 158.57 feet) for 161.67 feet; S54°38'48"E for 4.76 feet; S76°07'10"E for 1.94 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 243.59 feet (delta 06°53'49") (chord bearing N01°19'46"E) (chord 29.31 feet) for 29.32 feet; N54°38'48"W for 20.18 feet; N54°38'46"W for 62.62 feet; N56°19'59"W for 41.82 feet; N60°57'46"W for 41.20 feet; N58°35'37"W for 49.86 feet; N86°11'12"W for 74.80 feet; N28°14'18"W for 31.90 feet; N78°18'45"W for 52.55 feet; N74°02'56"W for 65.51 feet; N33°39'00"W for 113.45 feet and N67°25'04"W for 70.30 feet to an intersection with said West line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run N00°49'17"W along said West line for 178.87 feet to the POINT OF BEGINNING.

Containing 2.46 acres, more or less.

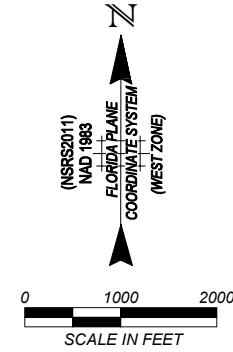
PARCELS 1 and 2 together contain 25.20 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

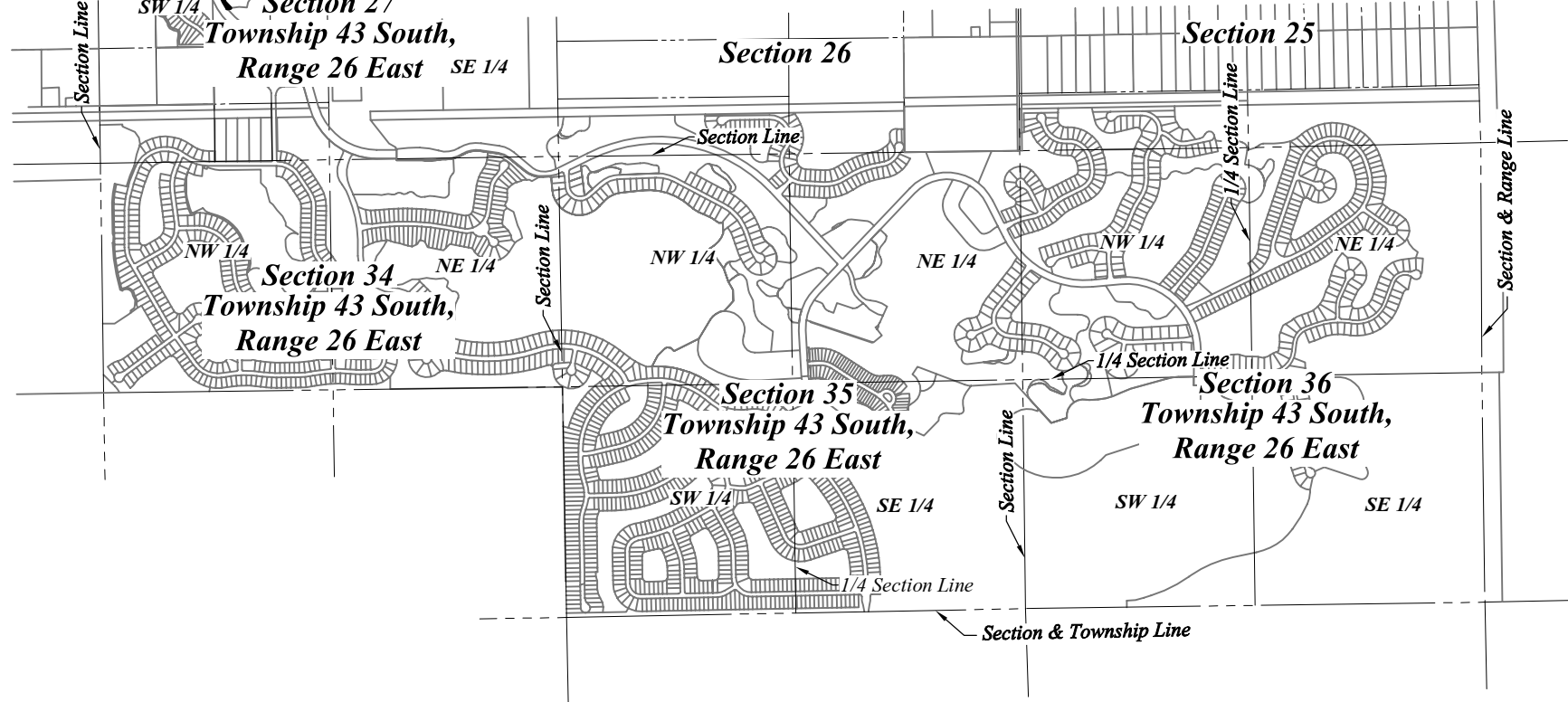
\_\_\_\_\_  
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



- NOTES:**
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
  2. D.E. - DENOTES DRAINAGE EASEMENT.
  3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  5. (P) - DENOTES PLAT.
  6. P.B. - DENOTES PLAT BOOK.
  8. PG. - DENOTES PAGE.
  9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE WEST HALF (W 1/2) OF SECTION 27 TO BEAR S00°57'17"W.
  10. DESCRIPTION IS ATTACHED.



## KEY MAP SHEET



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SOS TO SUBURBAN**

**THIS IS NOT A SURVEY**

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

**A Parcel of Land in  
Section 27  
Township 43 South,  
Range 26 East  
Lee County, Florida**

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME	23898SK05.DWG
LAYOUT	4
LOCATION	J:\23898DWG\SURVEYING\SKETCH
PLOT DATE	THU 3-10-2022 8:58 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-03-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	
03-10-2022	ADD STATE PLANE COORD.

STRAP NUMBERS	

**SKETCH TO  
ACCOMPANY  
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	4 OF 5



**From:** [Dawn Russell](#)  
**To:** ["Searson, Hunter"](#)  
**Cc:** [Jennifer Saper](#)  
**Subject:** RE: River Hall CPA (CPA2021-00016) - Legal Comments  
**Date:** Thursday, March 10, 2022 2:42:47 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

Understood. Thank you for the clarification on legal sketches.

I will be sure to update and include state plane coordinates for all sketch and descriptions for our resubmission.

Respectfully,

*Dawn Russell*

**Land Planner**

**Barraco and Associates, Inc.**

**Civil Engineers ~ Land Surveyors ~ Land Planners**

**2271 McGregor Boulevard, Suite 100**

**Fort Myers, FL 33901**

**(239) 461-3170 Phone**

**(239) 461-3169 Fax**

**<http://www.barraco.net>**

**FILE: 23898**

---

**From:** Searson, Hunter <HSearson@leegov.com>  
**Sent:** Thursday, March 10, 2022 1:42 PM  
**To:** Dawn Russell <DawnR@barraco.net>  
**Cc:** Burris, Richard <RBurris@leegov.com>  
**Subject:** RE: River Hall CPA (CPA2021-00016) - Legal Comments

Dawn,

I apologize for that, I have checked that again and it closes sufficiently.

Just to clarify, that first comment that I made requesting that the legal sketch include state plane coordinates applies to all of the sketch and descriptions that have been provided, not just the SOS to Suburban. Be sure that you have updated all of those upon resubmission. Once you resubmit these documents, I will review them at that time. If the documents I review address the missing state



plane coordinates, then I will likely have no further comments regarding this case.

Best,



**Hunter Searson | GIS Planner**

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901

office: (239) 533-8536

email: [HSearson@leegov.com](mailto:HSearson@leegov.com)

web: [www.leegov.com/dcd](http://www.leegov.com/dcd)

---

**From:** Dawn Russell <[DawnR@barraco.net](mailto:DawnR@barraco.net)>

**Sent:** Thursday, March 10, 2022 11:03 AM

**To:** Searson, Hunter <[HSearson@leegov.com](mailto:HSearson@leegov.com)>

**Cc:** Burris, Richard <[RBurris@leegov.com](mailto:RBurris@leegov.com)>

**Subject:** [EXTERNAL] RE: River Hall CPA (CPA2021-00016) - Legal Comments

Thank you for the information.

My survey department found a course, circled in red on the attached, that was missed in the closure.

Also attached is the revised sketch and description for SOS to Suburban, per staff's comments.

Please confirm the attached documents address the legal comments we received on 3/8/22 sufficiently.

Sincerely,

*Dawn Russell*

**Land Planner**

**Barraco and Associates, Inc.**

**Civil Engineers ~ Land Surveyors ~ Land Planners**

**2271 McGregor Boulevard, Suite 100**

**Fort Myers, FL 33901**

**(239) 461-3170 Phone**

**(239) 461-3169 Fax**

**<http://www.barraco.net>**

**FILE: 23898**

---

**From:** Searson, Hunter <[HSearson@leegov.com](mailto:HSearson@leegov.com)>  
**Sent:** Thursday, March 10, 2022 8:26 AM  
**To:** Dawn Russell <[DawnR@barraco.net](mailto:DawnR@barraco.net)>  
**Cc:** Burris, Richard <[RBurris@leegov.com](mailto:RBurris@leegov.com)>  
**Subject:** RE: River Hall CPA (CPA2021-00016) - Legal Comments

Hey Dawn,

We are not able to produce a closure worksheet with the software that we use. The best thing I can provide them with would be the txt document recording all of the calls that I mapped out. I will also provide a screenshot of the closure information.

Misclose Distance: 111.23 ft  
Misclose Ratio: 1 : 75  
Calculated Area: 1,045,449.09 sqFt

Thanks,



**Hunter Searson | GIS Planner**

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901

**office:** (239) 533-8536

**email:** [HSearson@leegov.com](mailto:HSearson@leegov.com)

**web:** [www.leegov.com/dcd](http://www.leegov.com/dcd)

---

**From:** Dunn, Brandon <[BDunn@leegov.com](mailto:BDunn@leegov.com)>  
**Sent:** Thursday, March 10, 2022 8:04 AM  
**To:** Dawn Russell <[DawnR@barraco.net](mailto:DawnR@barraco.net)>  
**Cc:** Burris, Richard <[RBurris@leegov.com](mailto:RBurris@leegov.com)>; Searson, Hunter <[HSearson@leegov.com](mailto:HSearson@leegov.com)>  
**Subject:** RE: River Hall CPA (CPA2021-00016) - Legal Comments

Dawn, Please reach out to Hunter Searson or Rick Burris, both CC'd on this e-mail. I believe they should be able to help you.



**Brandon Dunn | Principal Planner**  
Community Development – Planning Section

1500 Monroe Street, Fort Myers, FL 33902-0398

**office:** (239) 533-8585

**email:** [bdunn@leegov.com](mailto:bdunn@leegov.com)

**web:** [www.leegov.com](http://www.leegov.com)

Connect With Us On Social Media



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**From:** Dawn Russell <[DawnR@barraco.net](mailto:DawnR@barraco.net)>  
**Sent:** Wednesday, March 9, 2022 3:03 PM  
**To:** Dunn, Brandon <[BDunn@leegov.com](mailto:BDunn@leegov.com)>  
**Cc:** Jennifer Saper <[JenniferS@barraco.net](mailto:JenniferS@barraco.net)>; Scott A. Wheeler <[ScottW@barraco.net](mailto:ScottW@barraco.net)>  
**Subject:** [EXTERNAL] River Hall CPA (CPA2021-00016) - Legal Comments

Good Afternoon Brandon,

In regards to the legal comments we received on 3/8/22 for CPA2021-00016, are you able to provide me with your closure worksheet per my survey department's request below?

Please advise.

Thank you!

---

**From:** Scott A. Wheeler  
**Sent:** Wednesday, March 09, 2022 2:44 PM  
**To:** Dawn Russell <[DawnR@barraco.net](mailto:DawnR@barraco.net)>  
**Cc:** Jennifer Saper <[JenniferS@barraco.net](mailto:JenniferS@barraco.net)>  
**Subject:** RE: River Hall CPA - Legal Comments

Can you please have them send us their closure worksheet. It will make it easier for us to find the error. Thanks.

Scott A. Wheeler, PSM  
Barraco and Associates, Inc.  
Civil Engineers - Land Surveyors - Planners

2271 McGregor Blvd., Suite 100  
Ft. Myers, FL 33901  
Phone (239)-461-3170  
Fax (239)-461-3169

File:

---

**From:** Dawn Russell  
**Sent:** Wednesday, March 09, 2022 1:38 PM  
**To:** Scott A. Wheeler <[ScottW@barraco.net](mailto:ScottW@barraco.net)>  
**Cc:** Jennifer Sapien <[JenniferS@barraco.net](mailto:JenniferS@barraco.net)>  
**Subject:** River Hall CPA - Legal Comments

Hi Scott,

Please see staff's legal description and sketch comments below for River Hall CPA, received yesterday. Please address. Thank you!

Attached please find the SOS to Suburban description staff is referencing in comment 2.

**Legal**

*Comment 1)*

*The Legal Sketch must be tied to the state plan coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. Please address.*

*Comment 2)*

*Within the (SOS to Suburban) description, Parcel 1 does not close when mapped, having a misclose ratio of 1:75 (111.25 ft). Please address.*

*Dawn Russell*

**Land Planner**

**Barraco and Associates, Inc.**

**Civil Engineers ~ Land Surveyors ~ Land Planners**

**2271 McGregor Boulevard, Suite 100**

**Fort Myers, FL 33901**

**(239) 461-3170 Phone**

**(239) 461-3169 Fax**

**<http://www.barraco.net>**

**FILE: 23898**

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Receive updates from Lee County Government by [subscribing to our newsletter](#)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

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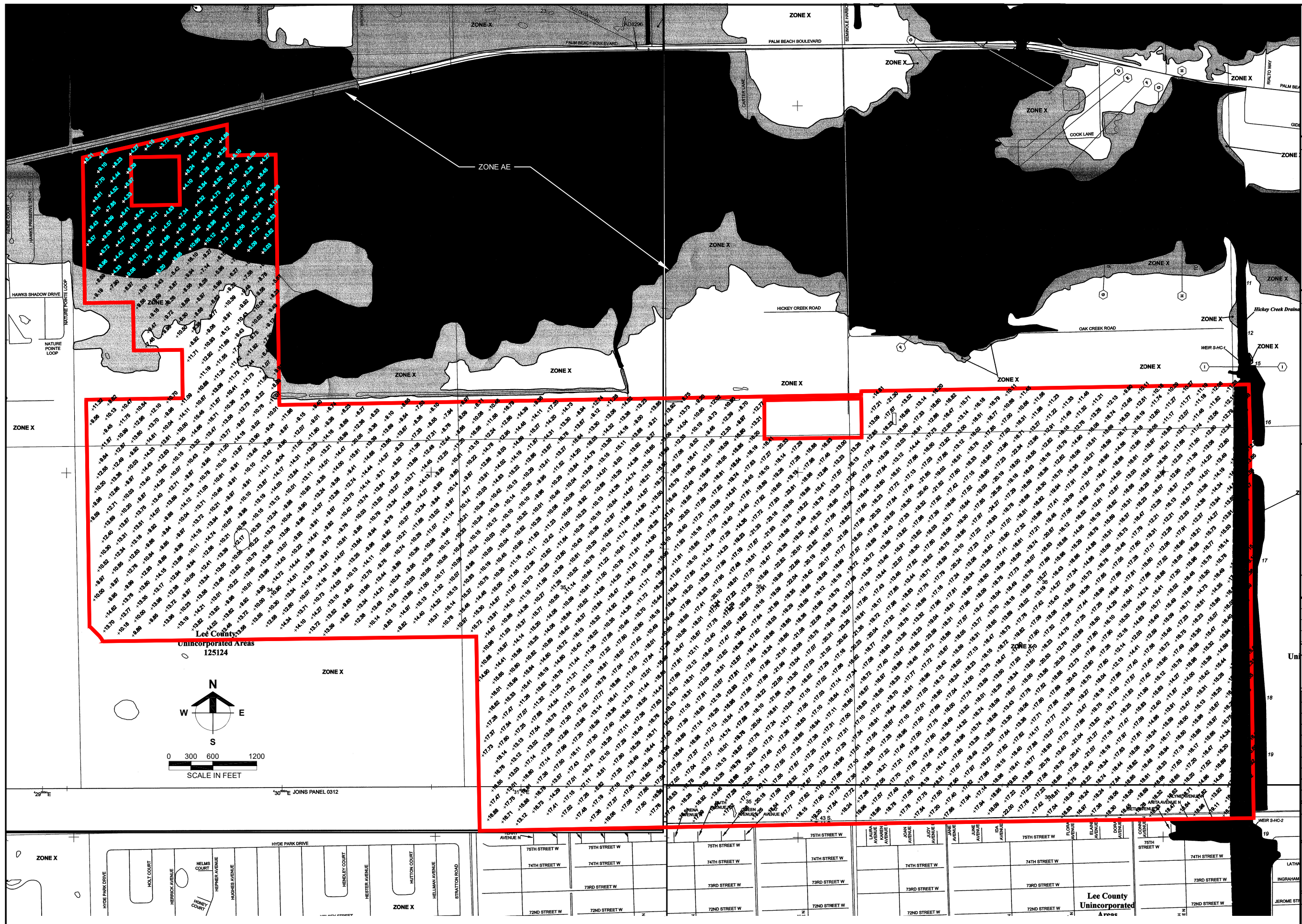
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## MEMORANDUM

TO:	FROM:
Lee County Staff	Dawn Russell
COMPANY:	DATE:
Lee County Community Development	February 11, 2022
COPY TO:	PROJECT NUMBER:
	23898
RE:	
Fort Myers Shores Planning Community Public Information Meeting for River Hall	

### Planning and Zoning Actions

River Hall CPA (CPA2021-00016), Rezoning, Administrative Amendment (ADD2021-00197)

### Development Orders

Parcel L, Parcels H & Z (DOS2005-00182), Parcel C (DOS2020-00036), and Hampton Lakes South Phase 2

A meeting was held at 6pm on Wednesday, February 9<sup>th</sup> at the River Hall Town Hall Amenity Center located at 3089 River Hall Pkwy, Alva. The meeting was publicly advertised with the News-Press and a copy of that advertisement and an affidavit of publication is included. The community meeting was well attended, please see enclosed sign-in sheets. Attendees included five of the applicant's representatives.

Below is an outline of the Community Meeting presentation, followed by a summary of concerns raised by attendees. Also enclosed, please find all associated Community Meeting materials, which include all public correspondence received by the applicant, as well as exhibits and a handout distributed to the attendees. Exhibits are provided in an 11" x 17" format, but were printed and mounted at 24" x 36" at the Community Meeting.

### Applicant's Community Presentation Outline

- Lee County requirement for community meeting
- Introduce team
  - Russell Schropp; Henderson Franklin
  - Carl Barraco, Jennifer Sopen, and Dawn Russell; Barraco & Associates
  - Grady Miars; Greenpointe
- Meeting process
  - Presentation
  - Email comments received

- Open for comments
- Next steps / public input
- Attendance estimate by hand raising
  - Which Community: Hampton / Country Club / Cascades
- Handout / Maps
  - 4 Development Orders
  - ADD
    - R-1A allows mfam / town / twin villa
    - Second gate for Country Club
    - Second south entry gate at Karen – Alico extension benefit to Gulf Coast Town Center
  - CPA: Increase density by 489 units (=3184 from 2695)
  - Rezone: Add 10 acres

	<b>Application</b>	<b>Case Number</b>	
1	DO Parcel H & Z	DOS2005-00182	H: 31 @ 70' lots (from 23 @ 100') Z: 28 twin villa lots (33')
2	DO Parcel C	DOS2020-00036	30 twin villa lots (33')
3	DO South Crossing	DOS2019-00071-A01	
4	DO Parcel L	Not yet submitted	41 @ 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Amendment Plan	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

- Email comments
  - Additional 9 holes

- Zoning does not specify number of golf holes, only open space
- Market will dictate
- Anticipated community densities
  - Hampton Lakes: approx. 1060-1350
  - Country Club: approx. 1060-1320
- South entry
  - Route construction traffic through Lehigh
    - 5 -6 turns and, roads to Buckingham Rd.
    - Gate into Lehigh would remain open during the day
  - Two gate system
    - Metal swing gates & arm gates
      - Does not allow second car to sneak through
    - No sidewalks (ADD deviation)
    - Hampton residents full access to south
    - Country Club access once future area constructed
- Next steps – 4 public hearings
  - Staff review / sufficiency / staff report
  - CPA to LPA (local planning agency)
    - When sufficient, courtesy notice mailed within 500'
      - County staff contact
      - How to access public records
    - Onsite sign with date of hearing 15 days prior
    - County website will post hearing date 7 days prior
  - CPA BOCC transmit to state
    - Monitor County website
    - BOCC calendar or case file
  - Rezone Hearing Examiner
    - Letter within 500' within 10 days before with hearing date
    - Onsite sign posted 15 days before
    - News-press ad 10 days before
  - Rezone and CPA at BOCC
    - Scheduled after HEX report issued.

- Monitor website and BOCC calendar
- News-press ad 10 days before

### Summary of Attendee Concerns

#### ➤ Public Comments

##### ❖ Development Order Concerns

- Why reducing lot sizes from 100' to 70'?
- Why not 85' lots instead of 70'?

##### ❖ Administrative Amendment Concerns

- Were alternative accesses contemplated?
- How will Hampton Lakes handle all this traffic?

##### ❖ Proposed Density Concerns

- Traffic will increase with increased density.
- Overcrowding of golf course.
- More people will have negative impact on quality of life.
- Will have negative impact on existing irrigation & water pressure.
  - Water pressure issues currently exist.

##### ❖ Traffic Concerns

- Construction traffic
  - Negatively impacts traffic flow, especially Hampton.
  - Makes it difficult to get into community.
  - Trailers block roads.
  - Noise nuisance.
  - Damage to roads.
  - Vibrating homes, and water in pools & lakes.
  - Request all construction traffic to go through south entrance.
  - Negatively impacting quality of life.
- Vehicular traffic congestion on Hampton Blvd and River Hall Parkway.
- Additional traffic will have negative impact on quality of life.
- River Hall Country Club vehicular traffic going through Hampton to use southern access point(s).



- Speeding concern.
- Bottle-necking at @ River Hall Pkwy and SR 80 access point.
- Congestion/bottle-necking @ River Hall Elementary School.
  - Travel lane blocked during elementary pick-up and drop-off times.
  - Safety; requests for school crossing sign.
- ❖ Proposed Multi-family @ River Hall Entrance Concerns
  - Separation from Hampton and RHCC re: amenity use.
  - Creates more traffic congestion at River Hall Pkwy & SR 80.
  - Will impact wetlands.
  - Not what residents were told/shown when buying in community.
- ❖ Second Access to South Concerns
  - Security
    - Do not want gates remaining open.
    - Will become thoroughfare for Lehigh Acres.
  - Roads south of access point are poor quality and hard to navigate.
  - Accessing Sunshine Blvd difficult.
  - Didn't buy into community knowing the County Club would be open to Lehigh Acres.
  - Was an alternative access point considered?
    - Suggestion to connect to SR 80 through Hickey Creek Rd to the north.
- ❖ Water & Irrigation Concerns
  - Irrigation infrastructure cannot support proposed density
  - If 9 more holes are built how will the golf course be irrigated?
  - Issues with offsite neighbor's wells.
  - Potable water pressure problems today.
- ❖ Notification Concerns
  - When and how will residents be noticed for upcoming hearings?
  - When will we have chances to speak on proposed changes?
- ❖ Other Concerns
  - Was there any consideration of infrastructure & quality of life?
  - When will the Fire Station within River Hall be built?

- Where is the proposed density going within Hampton & RHCC?
- Will there be 9 more holes of golf?
- Can HOA purchase 30 acres for Golf?
- Will maintenance costs of 10 acres being purchased be turned over to residents of River Hall?
- No trash picked up two weeks ago

## **PUBLIC NOTICE**

### **RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING**

#### **PUBLIC MEETING DATE:**

Wednesday, February 9, 2022 at 6:00 p.m.

#### **LOCATION:**

River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

#### **APPLICANT:**

Barraco & Associates, Inc.

#### **PROJECT NAMES:**

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

#### **ACTION REQUESTED:**

1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum single family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75<sup>th</sup> Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

#### **NOTE:**

A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

**FOR MORE INFO:**

Contact: Jennifer Sopen at Barraco & Associates, Inc. - [JenniferS@Barraco.net](mailto:JenniferS@Barraco.net)

# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**BARRACO AND ASSOCIATES, INC.  
2271 MCGREGOR BOULEVARD, SUITE 100  
FORT MYERS, FL 33901**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared  
Nicole Jacobs, who on oath says that  
he or she is a Legal Assistant of the News-Press, a daily  
newspaper published at Fort Myers in Lee County, Florida; that  
the attached copy of advertisement, being a Legal Ad in the  
matter of

**PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, /  
DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING**

In the Twentieth Judicial Circuit Court was published in said  
newspaper editions dated in the issues of or by publication on  
the newspaper's website, if authorized, on :

01/21/2022

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee County and published at Fort  
Myers, in said Lee County, Florida, and that the said newspaper  
has heretofore been continuously published in said Lee County,  
Florida each day and has been entered as periodicals matter at  
the post office in Fort Myers, in said Lee County, Florida, for a  
period of one year next preceding the first publication of the  
attached copy of advertisement; and affiant further says that  
he or she has never paid nor promised any person, firm or  
corporation any discount, rebate, commission or refund for the  
purpose of securing this advertisement for publication in said  
newspaper editions dated:

Sworn to and Subscribed before me this 21st of January 2022,  
by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits 1

**This is not an invoice****PUBLIC NOTICE**

**RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING,  
ADMINISTRATIVE AMENDMENT, AND  
DEVELOPMENT ORDER AMENDMENTS  
COMMUNITY MEETING**

**PUBLIC MEETING DATE:**  
Wednesday, February 9, 2022 at  
6:00 p.m.

**LOCATION:**  
River Hall Town Hall Amenity Center,  
3089 River Hall Parkway, Alva, FL 33920

**APPLICANT:**  
Barraco & Associates, Inc.

**PROJECT NAMES:**

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

**ACTION REQUESTED:**

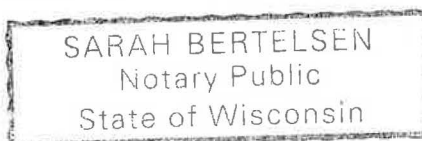
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum single family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

**NOTE:**

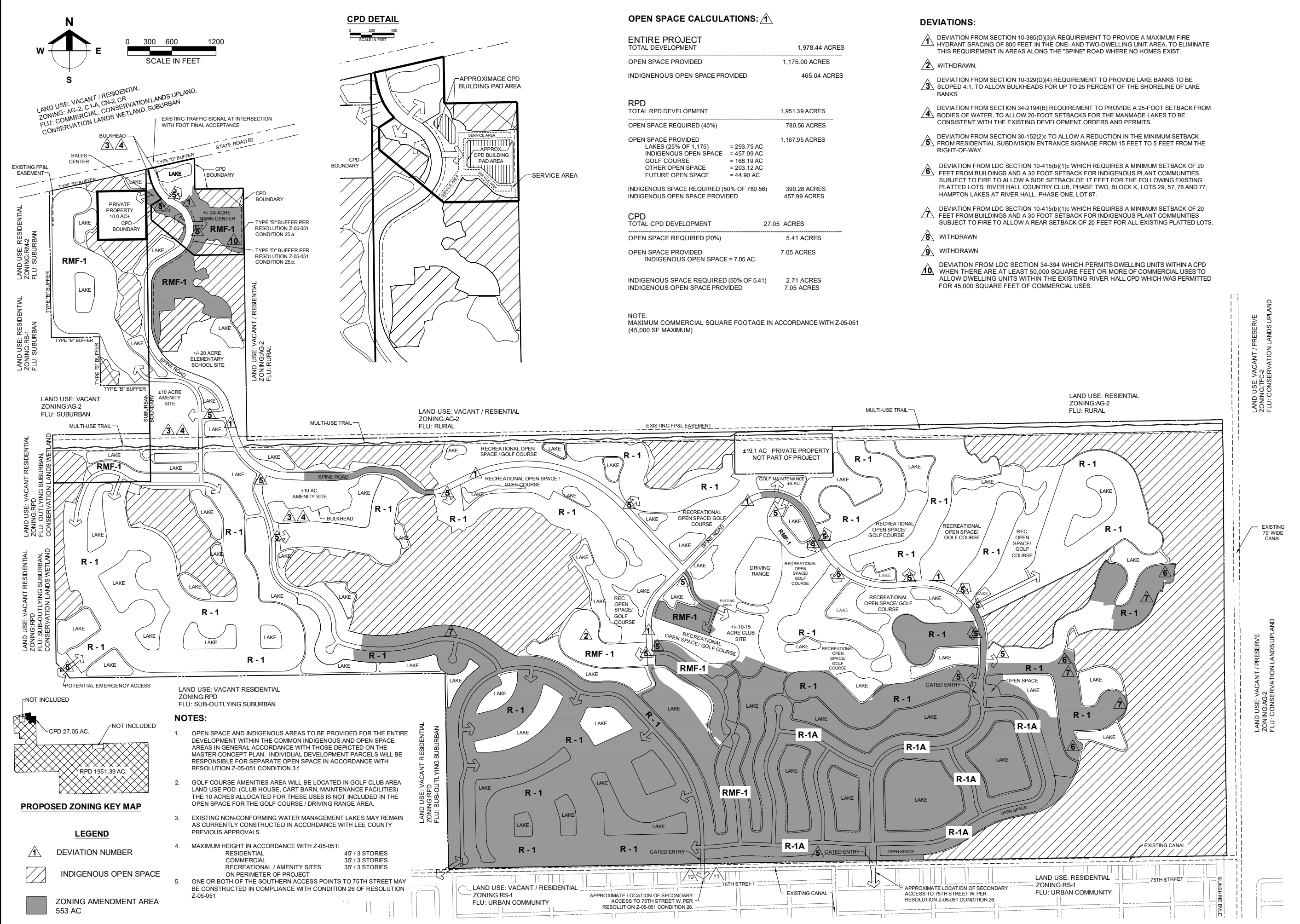
A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

**FOR MORE INFO:**

Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net  
AD# 5092937 1/21/22







Barraco

and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)

2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
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\2021\

PLOT DATE: WED. 1-26-2022 - 3:49 PM

PLOT BY: JENNIFER SAPIEN

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
11-17-21	REVISE SOUTHERN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12

PLAN STATUS

FOR EXHIBIT USE ONLY

MASTER  
CONCEPT  
PLAN

PROJECT / FILE NO.  
21988

SHEET NUMBER  
2



7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

## PROJECT DESCRIPTION

PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

FILE NAME	23898CPA-X03.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED. 12-22-2021 - 4:14 PM
PLOT BY	ALYSSA FONTAINE

### CROSS REFERENCED DRAWINGS

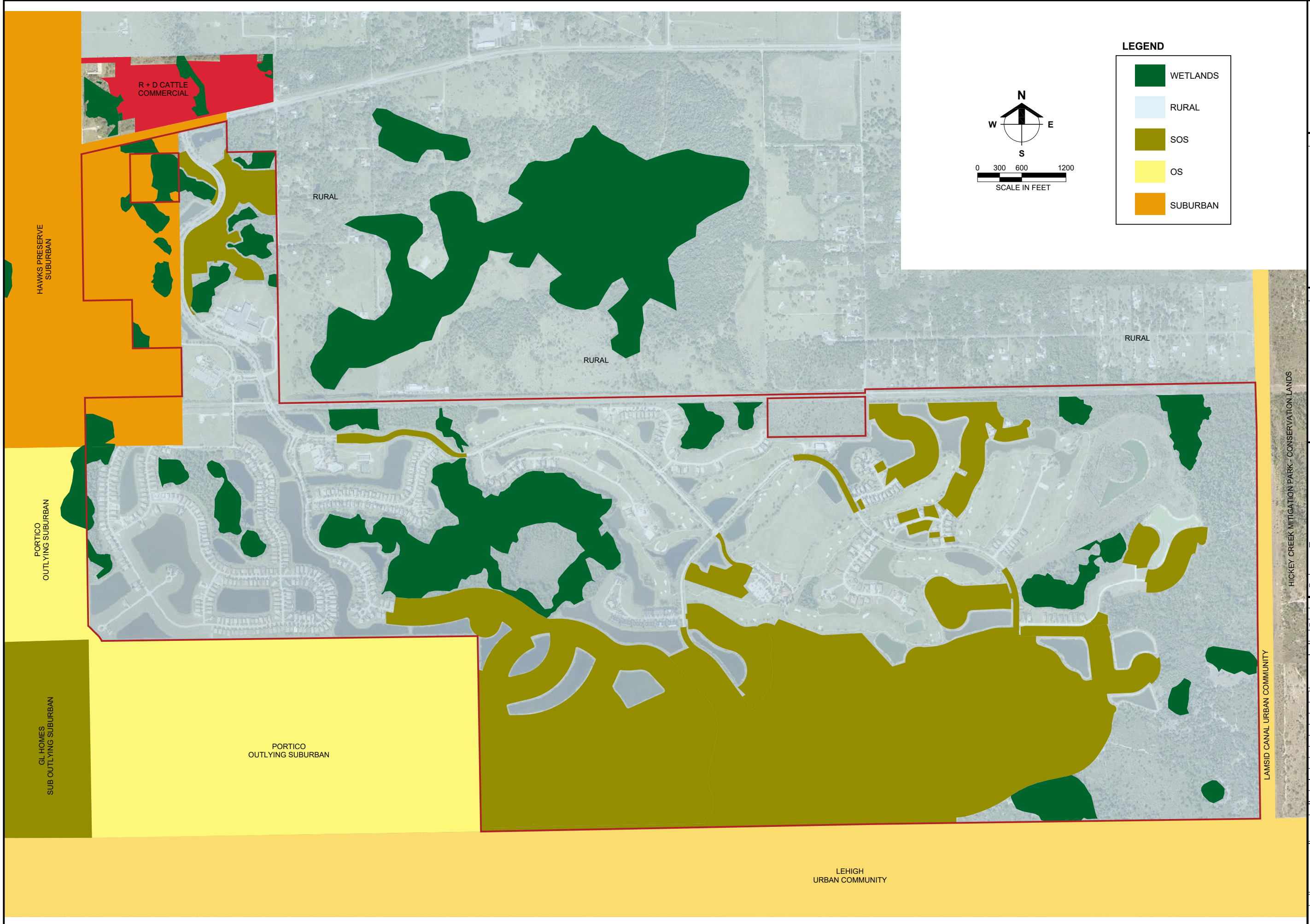
BASEPLAN = 23898CPA00-EXIST.DWG

[illegible]

## PLAN STATUS

EXISTING FUTURE  
LAND USE MAP  
EXHIBIT M5.1

PROJECT / FILE NO.	SHEET NUMBER
<b>23898</b>	





7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

## PROJECT DESCRIPTION

# COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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FILE NAME	23898CPA-X02.DWG
-----------	------------------

LOCATION	J:\23898\DWG\CPA\
----------	-------------------

PLOT DATE	WED. 9-1-2021 - 2:13 PM
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PLOT BY	ALYSSA FONTAINE
---------	-----------------

### CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

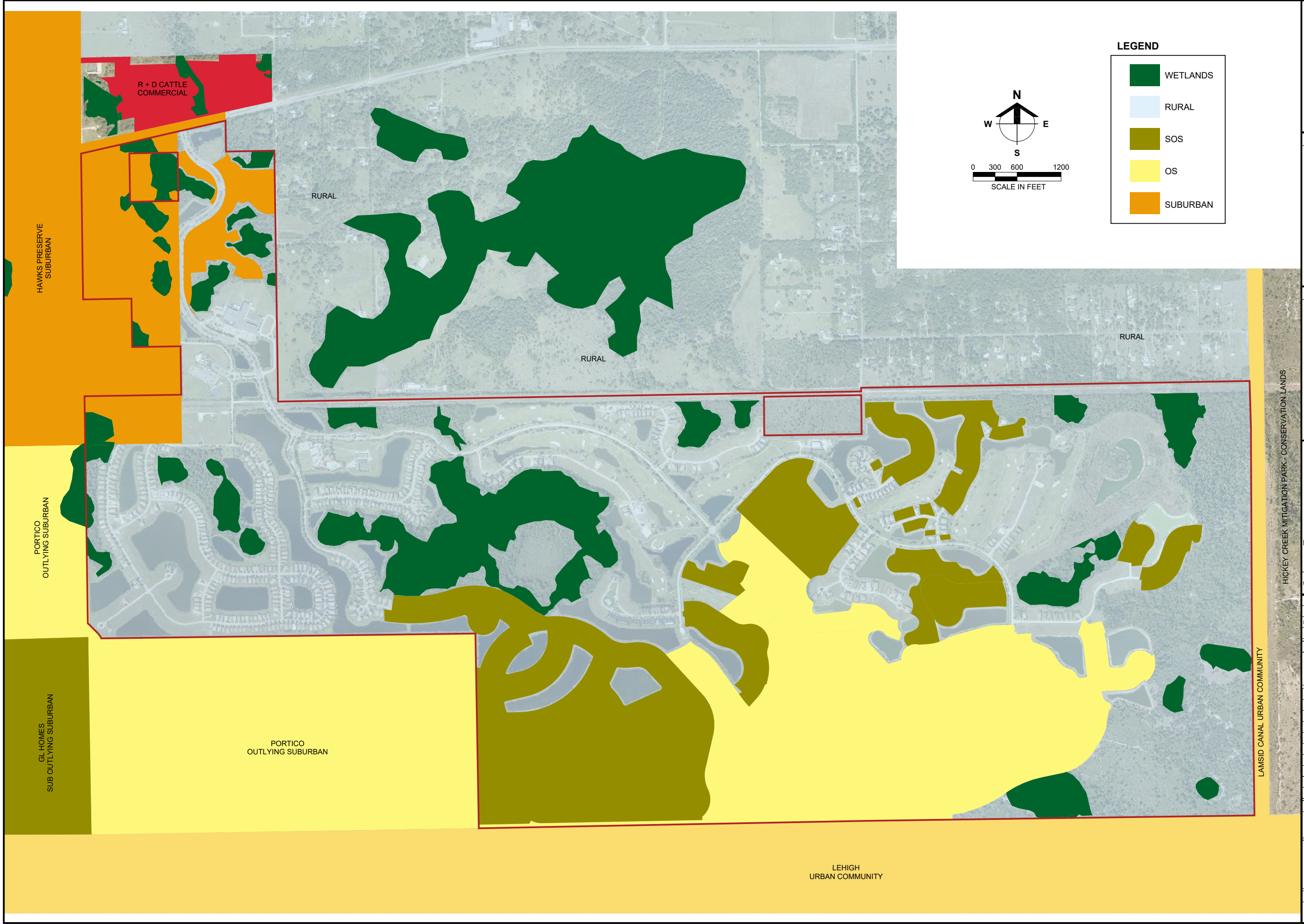
### PLAN REVISIONS


## PLAN STATUS

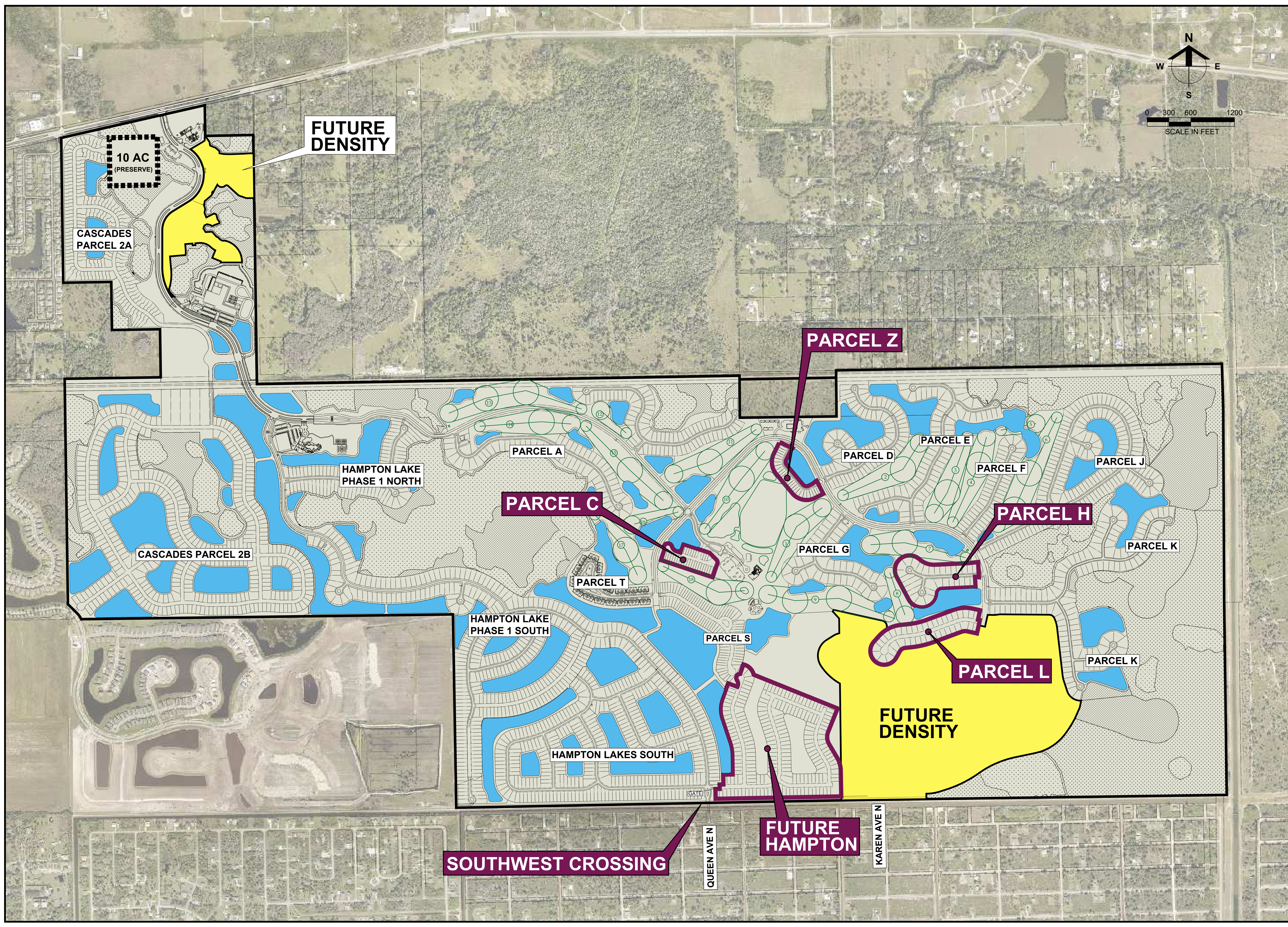
# PROPOSED FUTURE LAND USE MAP EXHIBIT M5.2

PROJECT / FILE NO.	
--------------------	--

SHEET NUMBER







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  
TOWNSHIP 43 SOUTH  
RANGE 28 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

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FILE NAME: COMMPRESENT(2-8-22).DWG

LOCATION: J:\21988\DWG\PRELIM\

PLOT DATED: 2-9-2022 - 10:43 AM

PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS



**River Hall Community Presentation  
February 9, 2022**

	Application	Case Number	
1	Development Order Parcel H & Z	DOS2005-00182	H – (31) 70’ lots Z – (28) twin villa lots (33’)
2	Development Order Parcel C	DOS2020-00036	(30) twin villa lots (33’)
3	Development Order South Crossing	DOS2019-00071-A01	
4	Development Order Parcel L	Not yet submitted	(41) 70’ lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.



## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Saturday, February 05, 2022 7:49 PM  
**To:** Robert Stark  
**Subject:** RE: Informational meeting - River Hall

Thank you very much Bob. I will forward this email thread to our team.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Robert Stark <stark.808@gmail.com>  
Date: 2/5/22 7:41 PM (GMT-05:00)  
To: Jennifer Sapen <JenniferS@barraco.net>  
Subject: Re: Informational meeting - River Hall

I suspect you've already structured your priorities in a similar fashion.

Feedback that I get is that

C,Z and H are really a low priority as slight changes.  
10 acres, if added to preserve low priority.  
L is new - interest in max doors in RHCC

Rezone of commercial to residential medium interest as previous conversations indicated a disconnect from amenities.

High priorities are:  
max doors in HL  
40.5 lot size will have high opposition  
Loss of 9 golf holes from older MCP and sales literature also a pain point.

Bridges are a plus for HL but concerns over security. Do you have collateral regarding actual bridge as all renderings stop at RH property line?

HL will complain about RHCC driving through gate at L but they will not have reciprocal privileges. HL is suffering with non stop construction traffic short term. Additional traffic due to density will be long term issue. If construction can be routed through Queen Ave that will ease a lot of pain.

Good luck.  
Bob

---

**From:** Jennifer Sapen <JenniferS@barraco.net>  
**Sent:** Saturday, February 5, 2022 5:35:48 PM

**To:** Robert Stark <stark.808@gmail.com>

**Subject:** RE: Informational meeting - River Hall

If changes were coming near my home I would want information as soon as possible, and weekends aren't really a thing anymore with cell phones. I hope this answers some of your questions and I appreciate the heads up on topics that should be covered at the community meeting.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Robert Stark <stark.808@gmail.com>

**Date:** 2/5/22 1:05 PM (GMT-05:00)

**To:** Jennifer Sopen <JenniferS@barraco.net>

**Subject:** Re: Informational meeting - River Hall

You shouldn't be working weekends! Thank you,  
Bob

---

**From:** Jennifer Sopen <JenniferS@barraco.net>

**Sent:** Saturday, February 5, 2022 12:23:26 PM

**To:** Robert Stark <stark.808@gmail.com>

**Subject:** RE: Informational meeting - River Hall

Thank you for reaching out Bob. I believe the attached zoomed in area shows the gate you're referring to. This gate would allow the golf course residents to use the south exit into Lehigh but would not allow Hampton residents north into the golf community. For safety reasons Lee County requires communities to have more than one access. Creating a second access to the south for the golf community would meet that requirement.

The southern access across the LAMSID canal would have a second gate that the golf and Hampton residents would go through before entering Lehigh via Karen Ave. Karen is east of a canal system, so that entry creates a more realistic second access for River Hall by way of Sunshine and the future Alico extension. When complete you would be able to go to Gulf Coast Town Center without using the interstate.

Looking forward to seeing you next week.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Robert Stark <stark.808@gmail.com>

**Date:** 2/5/22 8:37 AM (GMT-05:00)

**To:** Jennifer Sopen <JenniferS@barraco.net>

**Subject:** Informational meeting - River Hall

Jennifer:

Looking forward to the meeting on Wednesday evening. I have one question that you might prep for, thus the purpose of this email.

In the SE quadrant of the proposed MCP there is a gate below the section L road and the larger area defined by the R-1A labels. Can you please explain the purpose and rationale of gate?

As an FYI you should expect a lot of questions regarding R-1A from the rest of the community.

See you on Wednesday.

Regards,

Bob Stark - River Hall resident

---

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## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Monday, February 07, 2022 3:27 PM  
**To:** 'christopher schottel'  
**Subject:** RE: Request for River Hall Rezoning Map  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Chistopher. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

### Jennifer Sapen, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

**From:** christopher schottel [mailto:clschottel@gmail.com]  
**Sent:** Sunday, February 06, 2022 1:43 PM  
**To:** Jennifer Sapen <JenniferS@barraco.net>  
**Subject:** Request for River Hall Rezoning Map

Jennifer:

My name is Chris Schottel & I live in River Hall. I would like to request a map (attachment) of the area that is going to be developed & rezoned. Look forward to hearing from you and thank you for the information in advance.

Sincerely,  
Chris Schottel

## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Thursday, February 03, 2022 2:10 PM  
**To:** 'hamiltondl@shaw.ca'  
**Subject:** RE: River Hall Amendments  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Debra. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

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River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

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Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

---

**From:** Debra Hamilton [mailto:hamiltondl@shaw.ca]  
**Sent:** Tuesday, February 01, 2022 8:17 PM  
**To:** Jennifer Sapen <JenniferS@barraco.net>  
**Subject:** River Hall Amendments

Hello Jennifer



I understand there is a public meeting at River Hall on Feb 9th. Could you please advise where I can review the approved comprehensive plan/zoning so that I may review the proposed / different project names. Any information you can send me or direct me to the appropriate links would be appreciated.

Thank you  
Debra

## Dawn Russell

---

**To:** Craig Seibold  
**Subject:** RE: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Craig. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

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<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

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Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

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River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

### Jennifer Sapen, AICP

Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

---

**From:** Craig Seibold [mailto:seiboldcraig@yahoo.com]

**Sent:** Friday, February 04, 2022 8:20 AM

**To:** Jennifer Sapen <JenniferS@barraco.net>

**Subject:** River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]

Jennifer:

Can you please forward [email] me the specific details of the [9] Amendment(s) Items to preview prior to next weeks meeting.

Best Regards,

Craig Seibold

[seiboldcraig@yahoo.com](mailto:seiboldcraig@yahoo.com)

## Dawn Russell

---

**From:** Jennifer Saper  
**Sent:** Wednesday, February 09, 2022 3:27 PM  
**To:** 'cymkasl@gmail.com'  
**Subject:** FW: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Good afternoon Mr. and Mrs. Kasl. Yes, this evening's presentation is open to the public. We will be discussing 5 development orders (construction plans) and zoning amendments for additional density in the vacant undeveloped portions of the project.

Thank you,

Jennifer Saper, AICP  
Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

-----Original Message-----

From: Barraco and Associates, Inc. [mailto:info@barraco.net]  
Sent: Wednesday, February 09, 2022 3:18 PM  
To: Amy Hughes <AmyH@Barraco.net>  
Subject: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Site: Barraco and Associates, Inc. (<http://barraco.net>)

Name: Michele Kasl

Email: cymkasl@gmail.com

Messages: My husband and I are River Hall residents and I heard there is a meeting scheduled for 6pm at our Town Hall. Is that a public meeting regarding the expansion?

## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Monday, February 07, 2022 3:27 PM  
**To:** 'ben mickus'  
**Subject:** RE: AD# 5092937  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Ben. Your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.

<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP  
Vice President of Land Planning  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

-----Original Message-----

From: ben mickus [mailto:benmick@comcast.net]  
Sent: Sunday, February 06, 2022 7:03 PM  
To: Jennifer Sapen <JenniferS@barraco.net>  
Subject: AD# 5092937

Can I get further information regarding the captioned agenda number.

Thank You

Ben Mickevicius



## Dawn Russell

---

**From:** Jennifer Sapen  
**Sent:** Thursday, February 03, 2022 2:10 PM  
**To:** 'jasontschetter@gmail.com'  
**Subject:** RE: IMPORTANT INFORMATION  
**Attachments:** SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Jason. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permitting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.

<https://docsearch.leegov.com/Home/Index/customSearch/CompPlan>

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<https://docsearch.leegov.com/Home/Index/customSearch/DevReview>

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Civil Engineers ~ Land Surveyors ~ Land Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File:

---

**From:** Jason Tschetter [mailto:jasontschetter@gmail.com]  
**Sent:** Monday, January 31, 2022 11:41 AM  
**To:** Jennifer Sapen <JenniferS@barraco.net>  
**Subject:** RE: IMPORTANT INFORMATION

Jennifer,

I will not be able to attend the meeting, but am familiar with the zoning and platting that was done. Are you sharing or able to share the materials being presented?

Jason Tschetter  
612-802-2599  
[jasontschetter@gmail.com](mailto:jasontschetter@gmail.com)

---

**From:** [donotreply@sandcastlecm.com](mailto:donotreply@sandcastlecm.com)  
**Sent:** Monday, January 31, 2022 10:05 AM  
**To:** [Jason Kelly Tschetter Revocable Trust Jason K. & Gina M. Tschetter, Trustees](#)  
**Subject:** IMPORTANT INFORMATION

Good Morning,

I hope you are all surviving this bit of cold weather.  
It's almost over. Many of you have reached out to me regarding the meeting below. I am aware of it and making plans to attend. I certainly hope to see many of you there.

Thank You  
Elaine Aube

River Hall Corporation Seeking to expand currently accepted amount of high density housing on campus All Alva area residents invited to attend this information gathering meeting.

**PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP  
AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT,  
AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY  
MEETING PUBLIC MEETING.**

**DATE:** Wednesday, February 9, 2022 at 6:00 p.m.

**LOCATION:** River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

**APPLICANT:** Barraco & Associates, Inc. Nine different

**PROJECT NAMES:**

1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning

3. River Hall Administrative Amendment - ADD2021- 00197
4. Development Order South Crossing - DOS2019-00071- A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

**ACTION REQUESTED:**

1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum single family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy-foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE: A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Sopen at Barraco & Associates, Inc.  
- [JenniferS@Barraco.net](mailto:JenniferS@Barraco.net) AD# 5092937 1/21/22



# SIGN-IN SHEET

**FEBRUARY 9, 2022 AT 6:00PM**

## **RIVER HALL**

**Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/  
Development Order Amendments**

River Hall Town Hall Amenity Center  
3089 River Hall Parkway, Alva, FL 33920

**PLEASE PRINT**

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