

RESOLUTION NUMBER Z-24-001

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Barraco & Associates, Inc., filed an application on behalf of the property owner, RH Venture II, LLC, to rezone a 1,988.42± acre parcel from Residential Planned Development (RPD), Commercial Planned Development (CPD) and Agricultural (AG-2) to RPD/CPD, in reference to River Hall; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on January 11, 2024. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the applicant to submit written submissions to her Office on or before January 26, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2022-00026 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on April 17, 2024, before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 1,988.42± acre parcel from RPD, CPD and AG-2 to RPD/CPD, to allow 3,244 dwelling units and 15,000 square feet of commercial uses.

The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP)/Development Parameters

- a. MCP. Development must be consistent with the four-page MCP entitled "River Hall," stamped received January 26, 2024 (Exhibit C), except as modified by the conditions below.

- b. Lee Plan and LDC. Development must comply with the Lee Plan and LDC at the time of local development order. Subsequent changes to the MCP or this zoning resolution may require additional zoning approval.
- c. Development Parameters. The project is limited to 15,000 square feet of commercial floor area and 3,244 residential units (See Condition 5).

The 549 dwelling units added by this resolution must be in River Hall II-2022 depicted on the MCP. Developer is prohibited from filing re-plat applications to increase density of existing residential lots after January 11, 2024, except in River Hall II-2022 areas. This prohibition does not apply to re-platting of tracts.

2. Uses and Development Regulations

a. Schedule of Uses

Residential, Golf, & Amenity Sites

Accessory Uses and Structures

Administrative Office

Club - Country and Private

Consumption on Premises - limited to clubhouse/amenity areas. No outdoor seating unless approved as a special exception.

Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1).

Entrance Gates and Gatehouse

Essential Services

Essential Services Facilities, Group I

Excavation, Water Retention - No blasting. Removal of excavated material off site is prohibited.

Fences and Walls

Golf Course - 36 holes, golf maintenance facility, cart barn, and related accessory uses to a golf course. (See Condition 6)

Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)

Golf Driving Range

Golf Training Facility

Laundry or Dry Cleaning, Group I

Parking lot, Accessory

Personal Services, Group I

Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through.

Place of Worship, Religious Facilities

Real Estate Sales Office

Recreational Facilities - Private, On-site only

Repair Shop, Group I

Model Home and Model Unit - must be in compliance with Condition 7

Model Display Center, limited to one located in the sales center area and must only serve this project.

Parking Lot, Accessory

Parks, Group I

Real Estate Sales Office - limited to sales of lots, homes/units within the project, and must be located in the clubhouse, amenity, or model unit sites.

Recreational Facilities - Private, On-site only

Residential Accessory Uses

Signs (See Deviation 5)

Storage, Open, limited to recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP (See Condition 19).

Temporary Uses

CPD - (Maximum 15,000 square feet of commercial uses)

Accessory Uses and Structures

Administrative Offices

Banks and Financial Establishments, Group I

Business Services, Group I

Consumption on Premises - Indoor only in conjunction with a Restaurant use. No outdoor seating unless approved as a special exception.

Day Care Center, Adult & Child

Drive through in connection with any approved use except drugstore/pharmacy

EMS, Fire, or Sheriff's Station

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention - No blasting; Excess spoil removal off-site is prohibited.

Food Stores, Group I Hardware Store

Restaurant, Groups I, II, III

Specialty Retail Shops, Group I

Temporary Uses

Elementary School Site

Public Schools and Related Accessory Uses

b. Site Development Regulations

In Accordance with Exhibit D.

If the Golf Driving Range is open after daylight, lighting must:

- i. Comply with LDC § 34-936(9).
- ii. Be of the lowest intensity meeting life safety codes.
- iii. Be shielded/directed away from adjacent residential areas.

3. **Environmental Requirements**

a. Protected Species (see the "Protected Species Management Plan for Schulman Parcel" stamped received May 19, 1999 (Exhibit E)).

- i. American Alligator Management Plan. American Alligator Management Plan signage must be delineated on development order plans. Warning signs must be placed where there is potential for human/alligator interaction. Signs must discourage feeding/harassment of alligators.

- ii. Gopher Tortoise Management Plan. Revisions are subject to Division of Environmental Sciences approval.
 - iii. Florida Burrowing Owl Management Plan. The plan must either commit to preserving existing burrows in place with a buffer consistent with LDC Appendix H or commit to a detailed relocation management plan. If the developer demonstrates it is necessary to impact the burrows, the management plan must detail where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities.
 - iv. Scrub Jay Management Plan. Developer must submit a detailed plan at the time of local development order submittal. The plan must follow the general guidelines of Exhibit E. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.
 - v. Sandhill Crane Management Plan. Developer must submit a detailed plan at the time of local development order submittal.
 - vi. Updated Plans. Development must meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development, a Protected Species Management Plan must be submitted revising the Gopher Tortoise and Burrowing Owl Management Plans to address current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay, and incorporate a large mammal management plan to limit potential negative human/wildlife interactions.
- b. Open space must be provided in accordance with the MCP. Individual tracts must provide a minimum of ten percent open space within the tract which may be met with private open space.
 - c. Developer must provide a minimum of 475 acres of indigenous preservation in substantial compliance with the MCP. Preserves must be delineated on local development order plans when within or adjacent to the phase/tract to be developed.
 - d. Plans for residential units on individual lots that abut a preserve must delineate a preserve boundary sign at every other lot line and provide a detail of the sign for Division of Environmental Sciences approval.
 - e. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. Developer must schedule an on-site preconstruction meeting with the Division of Environmental Sciences prior to issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements. The meeting must occur prior to initiation of site clearing.

- f. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation Park (as notified by the CDD or park staff), the HOA of the development pods located adjacent to the easternmost preserve must notify development pod residents of the scheduled prescribed burn activities. Developer must provide general education material on prescribed burn management activities. If covenants or deed restrictions are required for the development pods, the documents must include language requiring each deed holder be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning. Each deed holder must be presented with educational material on prescribed burn management activities at the time of purchase.

4. Hurricane Preparedness and Mitigation

- a. Developer must establish a homeowners/residents association that will provide an annual educational program in conjunction with Emergency Management staff. The association must provide literature, brochures, and speakers for Hurricane Awareness/Preparedness Seminars to describe the risks of natural hazards. The intent is to educate residents concerning actions they should take to mitigate dangers inherent in these hazards.
- b. Developer must formulate an emergency hurricane notification and evacuation plan, subject to approval by the Lee County Office of Emergency Management.
- c. If vehicular access is through a security gate or similar device that is not manned 24 hours daily, it must be equipped with an override strip installed in a glass covered box to be used by emergency vehicles, consistent with LDC § 34-1749.
- d. Developer must cooperate with the Division of Public Safety/Office of Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by the Office of Emergency Management that result in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. Lee Plan Consistency

- a. River Hall may not exceed 3,244 total dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

Allowable Density		
FLU	Acreage	Gross Allowable Density
Suburban	92.93	557.58
Wetlands (Suburban)	21.14	126.84
Outlying Suburban	308.77	926.31
Sub-Outlying Suburban	275.59	551.18
Rural	1051.80	1051.80
Wetlands (Rural)	168.06	168.06
Impacted Wetlands	64.54	3.23
TOTAL:		3385.00

*Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less.

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

- b. If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall II-2022. Within River Hall II-2022, a maximum density of 600 units is allowed within the southern 139.95 acres and a maximum density of 310 units is allowed within the northern 22.74 acres.
- c. The available Rural allocation must be determined by the Planning Division prior to development order approval for residential use in the Rural portions. No development order will be issued/approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by the Lee Plan Acreage Allocation Table 1(b)(per Lee Plan Policy 1.6.5). The Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b) before developing more Rural acreage with residential use. Developer must submit adequate data and analysis to support the amendment to request the Lee Plan amendment. Development exceeding current Table 1(b) allocations is prohibited until Table 1 (b) is amended.

6. Golf Course

- a. Developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased and must be kept to the lowest reasonable levels.
- b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary, rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed at identified targeted species. The regular widespread application of broad

spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. The chemicals management plan must be approved by Lee County Planning Division prior to development order approval.

- c. The golf course manager must coordinate pesticide application with irrigation practices (the timing and application rates of irrigation water) to reduce runoff and leaching of applied pesticides and nutrients.
- d. The golf course manager must be licensed by the state to use restricted pesticides and have experience in the principles of IPM. The golf course manager is responsible for ensuring that golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and leaching into the groundwater.
- e. The storage, mixing, and loading of fertilizer/pesticides must be designed to prevent/minimize pollution of the natural environment.
- f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant and requires relatively low fertilizer use.
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. Fairways, greens, and tees must be elevated above the 25-year flood level. Greens must utilize underdrains. Effluent from underdrains must be pre-treated prior to discharge into the project's water management system.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (aquatic) systems.
- k. Developer must prepare an annual monitoring report of ground water and surface water quality for the golf course operation. The monitoring program must include: testing to assess whether there are herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. Developer must submit test results with the monitoring report to the Lee County Department of Natural Resources. The monitoring program will be established and operated at the expense of the

developer, or other comparable legal entity charged with legal responsibility of managing the golf course. The plan will be evaluated in accordance with Chapter 17-302, F.A.C., water quality standards.

- I. If groundwater or surface water pollution occurs, as defined by rules/regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, application must cease until developer submits a revised management plan. If mitigation is necessary to address the pollution, developer must implement a mitigation plan approved by Lee County.

7. Model Units

Model units and homes are permitted in compliance with the following conditions:

- a. Each model must be a unique example. Multiple examples of the same unit are not permitted.
- b. Model sites must be designated on development order plans.
- c. Lots where model homes will be constructed must be shown on a preliminary plat filed concurrently with the development order. Model homes must comply with setbacks set forth within the Property Development Regulations (Exhibit D) or the LDC, whichever applies. The owner/developer must resolve setback problems arising after construction of a model home.
- d. Hours of operation for model units and real estate sales within the model units are limited to 8 a.m. through 8 p.m. daily.

8. Construction Traffic

Construction traffic is prohibited on Hickey Creek Road.

9. Building Separation

Buildings exceeding 35 feet in height must maintain additional building separation as regulated by the LDC.

10. Intersection Improvements

Developer satisfied this condition requiring signalization of the River Hall Parkway/State Road 80 intersection. It remains solely for recitation.

Upon completion of the traffic signal at SR 80 and River Hall Parkway, developer must provide the Director of Community Development a copy of the FDOT Final Acceptance Letter. This condition does not exempt developer from complying with the permit as approved by FDOT.

11. Future Approvals

Approval of this rezoning does not give developer an undeniable right to receive local development order approval. Future development order approvals must satisfy requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 1-B and Table 1(b).

12. Access

Developer must design the project in a manner that provides internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the property, unless developer provides a circuit court order indicating that internal outparcels are not legally entitled to access through the property. However, this rezoning does not obviate developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. Outparcel Buffer

If developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and installed according to the following density and size:

- a. Six trees per 100 linear feet. At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees/completely deciduous trees may be used to meet this requirement.
- b. 33 shrubs per 100 linear feet.
 - i. At installation, shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center.
 - ii. Shrubs used to meet enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under developer control prior to construction within the 100-foot-wide area, compliance with this condition is not required.

14. Hickey Creek Road Access

Vehicle access from the northern boundary of the property over/across Hickey Creek Road is prohibited.

15. Accessory Uses

Accessory uses must be located on the same tract/parcel/outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract/parcel/outparcel.

16. Native Vegetation

Required buffers must utilize 100 percent native vegetation.

17. School

The school site is limited to a public school operated by the School District of Lee County.

18. Outdoor Storage

Outdoor storage areas must comply with § 34-3001, *et seq*, and must be setback 200 feet with an enhanced buffer.

19. Signage

Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard/S.R. 80.

20. Buffers

- a. A Type "C" or "F" buffer must be provided in the River Hall 2 CPD "Town Center" portion bordering agriculturally-zoned property to the east. This buffer does not include existing conservation areas shown on the MCP.
- b. A Type "D" buffer must be on the MCP on the "spine" road for the commercial Town Center portion of the property. *This condition has been satisfied.*

21. Southern Access (Connection at Queen Avenue and East Hampton Circle)

- a. Within 24 months of the effective date of this Zoning Resolution, developer must design, permit, and construct the secondary access to 75th Street West shown on the MCP. The design of the second driveway to the River Hall community must be shown as part of the first development order approval for unplatted lands in the southern portion of the project. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and developer demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the Lehigh Acres Municipal Services Improvement District (LAMSID) to cross the 50-foot-wide canal along the south of River Hall. The County will work with developer to obtain approval to cross the 50-foot-wide canal.
- b. Access through the southern security gates must be provided to Lee County School District buses and emergency vehicles.
- c. This access (see DOS2019-00071-A01) must be completed prior to development order approval for additional dwelling units beyond the 2,695 dwelling units approved by Resolution Z-15-003.

22. Wall between River Hall and Portico (ADD2007-00063)

The construction of a wall along a portion of the property boundaries adjacent to the Portico RPD is subject to approval of ADD2007-00084 (Portico). *This condition was satisfied on May 14, 2007.*

23. Groundwater Monitoring

Within ninety (90) days of the effective date of this Resolution, developer must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with SFWMD pursuant to the permit will also be simultaneously filed with the County's Division of Natural Resources. *The requirements of this condition have been met.*

24. Stormwater

Developer must provide the ability for drainage from the LAMSID to pass through the project's surface water management system in order to lower, flood stages within the LAMSID. The intent of this condition is to provide for a stormwater conveyance from the existing LAMSID canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the LAMSID to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project. *The requirements of this condition have been met.*

25. EMS Station

At the written request of the County if requested by EMS, developer must provide at its expense a temporary modular unit on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). The modular unit must at least provide office space, rest/sleeping area, shower/restroom facilities, and 4 dedicated parking spaces for EMS employees. Upon installation, the modular unit and parking spaces will be leased to the County for \$10.00 per year. The County will be responsible for costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this Resolution, developer shall be responsible for the initial development order application and certificate of occupancy for the installation of the modular unit upon receipt of the written request from the County. Developer will submit a development order application for the installation of the modular unit and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of necessary permitting. Developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for

the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

26. Southerly Access

Developer must provide quarterly monitoring reports to the Director of Community Development on the status and progress of the southerly access point (Condition 21). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report is due three months after the effective date of this Resolution and must be submitted every three months thereafter until the southerly access receives a certificate of completion from the County. Each monitoring report will identify the status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in Condition 21.

27. Development Summary Table

Developer must submit a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, square footage and acreage of commercial retail/office with each development order.

28. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS

Deviations were approved by prior zoning actions and have been carried forward without modification.

1. Deviation (1) seeks relief from the LDC § 10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist.
2. Deviation (2) sought relief from the LDC § 10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks.
3. Deviation (3) sought relief from the LDC § 34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits.
4. Deviation (4) (ADD2007-00075) sought relief from LDC § 30-152(2)c, to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way.

This deviation is subject to the following conditions:

- a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. A copy of which is attached hereto as Exhibit F. Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.
 - b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.
5. Deviation (5) seeks relief from the LDC § 10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514.

This deviation is subject to the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

6. Deviation (6) seeks relief from the LDC § 10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30-foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004.

This deviation is approved subject to the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC § 34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Property Development Regulations
- Exhibit E: Protected Species Management for Schulman Parcel
- Exhibit F: Signage Exhibit

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. Complies with the Lee Plan. Lee Plan Goals 1, 2, 4, 5, 6, 21, 125, 135, 158, 160; Objectives 1.5, 2.1, 2.2, 4.1, 5.1, 21.3, 125.1; Policies 1.1.5, 1.1.6, 1.1.11, 1.4.1, 1.5.1, 2.1.1, 2.1.2, 2.2.1, 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.10, 6.1.1, 6.1.2, 6.1.4, 124.1.1, 135.1.9, 160.1.3; Lee Plan Maps 1A, 1B.
2. Meets the Land Development Code and other County regulations or qualifies for deviations. LDC §§ 10-474, 34-145(d), 34-341, 34-378, 34-411, 34-491, 34-612(2), 34-932.
3. Is compatible with existing and planned uses. Lee Plan Objectives 2.1, 2.2, Policies 1.1.5, 1.1.6, 5.1.2, 5.1.5, 6.1.1, 6.1.2, 6.1.4, 6.1.7, 135.1.9; LDC § 34-411.
4. Provides access sufficient to support the proposed development intensity. Expected impacts to transportation facilities will be addressed by the conditions of approval and County regulations. Lee Plan Policies 61.1, 6.1.4, 39.1.1; LDC §§ 2-261 *et seq.*, 10-287, 34-411(d).
5. Will not adversely affect environmentally critical/sensitive areas and natural resources. Lee Plan Goals 77, 125; Objectives 77.1, 77.3, 126.2; Policies 1.5.1, 5.1.2, 6.1.1, 6.1.6, 124.1.1, 125.1.2, 125.1.3, Standard 4.1.4; and LDC § 34-411(h).
6. Will be served by urban services adequate to serve the proposed land use. Lee Plan Glossary, Lee Plan Maps 4A, 4B, Goals 2, 4, Objectives 2.1, 2.2, 4.1, and Standards 4.1.1 and 4.1.2; LDC § 34-411(d).
7. The proposed mix of uses is appropriate at the proposed location. Lee Plan Goals 2, 5; Policies 1.1.5, 1.1.6, 2.1.1, 2.2.2, 5.1.2, 5.1.3, 5.1.5, 6.1.1, 6.1.2, 6.1.4, 6.1.7, 135.1.9, 160.1.3.
8. The recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. Lee Plan Policies: 1.1.5, 1.1.6, 5.1.5, 5.1.6, 126.2.1, 135.9.5, and 135.9.6; LDC §§ 34-411, 34-932.
9. The approved deviations carried forward, as conditioned:
 - a. Enhance planned development objectives.
 - b. Protects public health, safety, and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Absent

DULY PASSED AND ADOPTED this 17th day of April 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Deputy Clerk

BY: 
~~Mike Greenwell, Chair~~


Kevin Ruane
Vice Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


David W. Halverson
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE

2024 JUN 25 PM 2:09

Exhibit A



www.barraco.net

Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 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:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S 1/2) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 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; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

DESCRIPTION (Cont.)

thence run $S00^{\circ}16'51''E$ along the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run $S00^{\circ}45'42''E$ along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run $S89^{\circ}12'27''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run $S89^{\circ}11'43''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run $S88^{\circ}54'06''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run $S88^{\circ}53'41''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcel:

From the point designated as POINT "B" run $S88^{\circ}44'46''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25; thence run $S89^{\circ}12'44''W$ along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run $S89^{\circ}14'15''W$ along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $N00^{\circ}23'46''W$ along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run $N89^{\circ}00'08''E$ along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $S00^{\circ}33'55''E$ along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a total area of 1,988.42 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 34 to bear $N00^{\circ}49'55''W$.

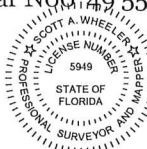
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2023.12.19

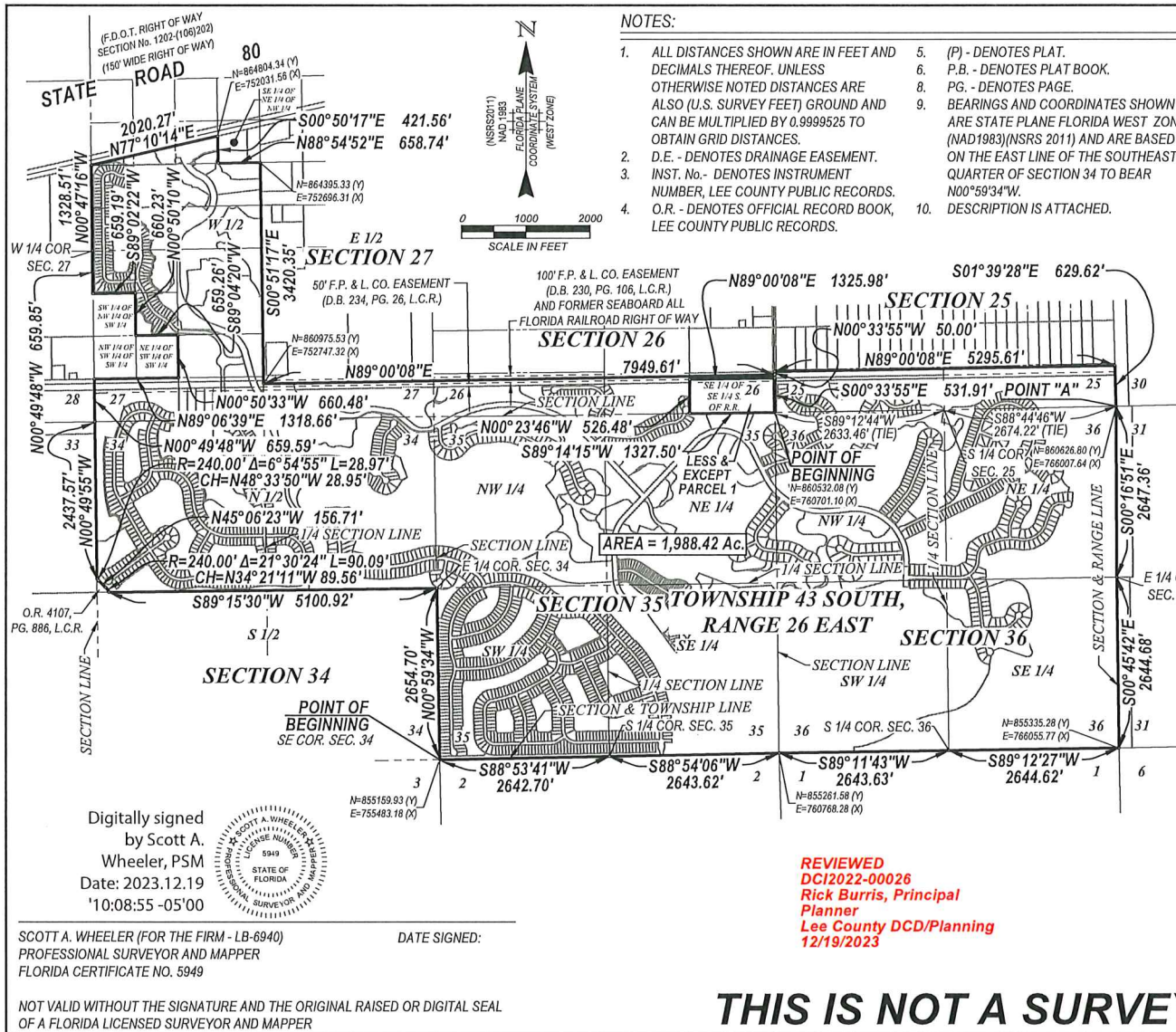
'10:08:38 -05'00



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

L:\21988 - RIVER HALL (fka Hawks Haven)\DESC\21988S07desc_plus 10 ac.doc

REVIEWED
DCI2022-00026
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/19/2023



Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING
 www.barraco.net
 2271 MAGNOLIA BLVD., SUITE 100
 FORT MYERS, FLORIDA 33902-2500
 PHONE (239) 481-3170
 FAX (239) 481-3169
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7945 - SURVEYING LB-0945
 PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
 7807 BAYMEADOWS ROAD E
 SUITE 205
 JACKSONVILLE, FL 32256
 PHONE (904) 562-1328
 FAX (904) 990-2481

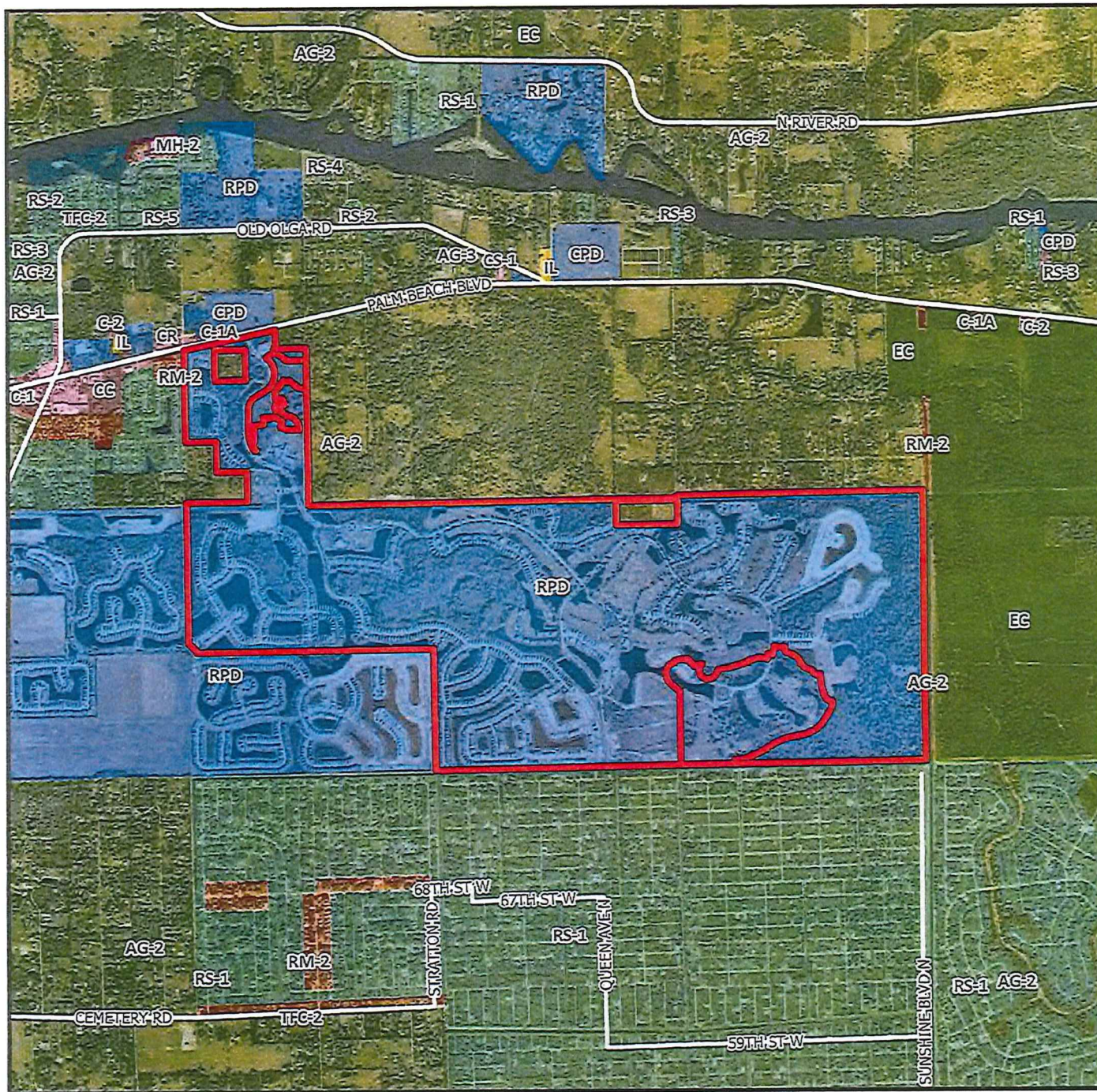
PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 25, 26, 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 LICENSED SURVEYOR AND MAPPER

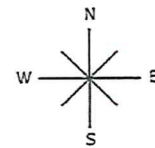
FILE NAME	12081212.DWG
LAYOUT	1
LOCATION	1/31/2023/2023/2023/2023/2023
PLOT DATE	TUE 12-19-2023 - 10:01 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-19-2023
DRAWN BY	P. OLSEN
CHECKED BY	SKW
SCALE	1"=200'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBER	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	23009
SHEET NUMBER	3 OF 3



DCI2022-00026

Zoning

 Subject Property



0 0.5 1
Miles



MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/00) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929																				
ZONING HAWK'S HAVEN RPD	RECORD PLAT APPROVED																				
FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS																				
PERMIT REQUIREMENTS																					
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	<table><tr><td>STATUS</td><td>NOTES</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 36-04006-P</td></tr><tr><td>APPROVED</td><td>PERMIT NO. DOS2004-00138</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 0125120-117 DSGP</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 47040-084-DWC</td></tr><tr><td>N/A</td><td>.</td></tr><tr><td>N/A</td><td>.</td></tr><tr><td>N/A</td><td>.</td></tr><tr><td>N/A</td><td>.</td></tr><tr><td>ISSUED</td><td>PERMIT NO. FLR10Y480</td></tr></table>	STATUS	NOTES	APPROVED	PERMIT NO. 36-04006-P	APPROVED	PERMIT NO. DOS2004-00138	APPROVED	PERMIT NO. 0125120-117 DSGP	APPROVED	PERMIT NO. 47040-084-DWC	N/A	.	N/A	.	N/A	.	N/A	.	ISSUED	PERMIT NO. FLR10Y480
STATUS	NOTES																				
APPROVED	PERMIT NO. 36-04006-P																				
APPROVED	PERMIT NO. DOS2004-00138																				
APPROVED	PERMIT NO. 0125120-117 DSGP																				
APPROVED	PERMIT NO. 47040-084-DWC																				
N/A	.																				
N/A	.																				
N/A	.																				
N/A	.																				
ISSUED	PERMIT NO. FLR10Y480																				

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

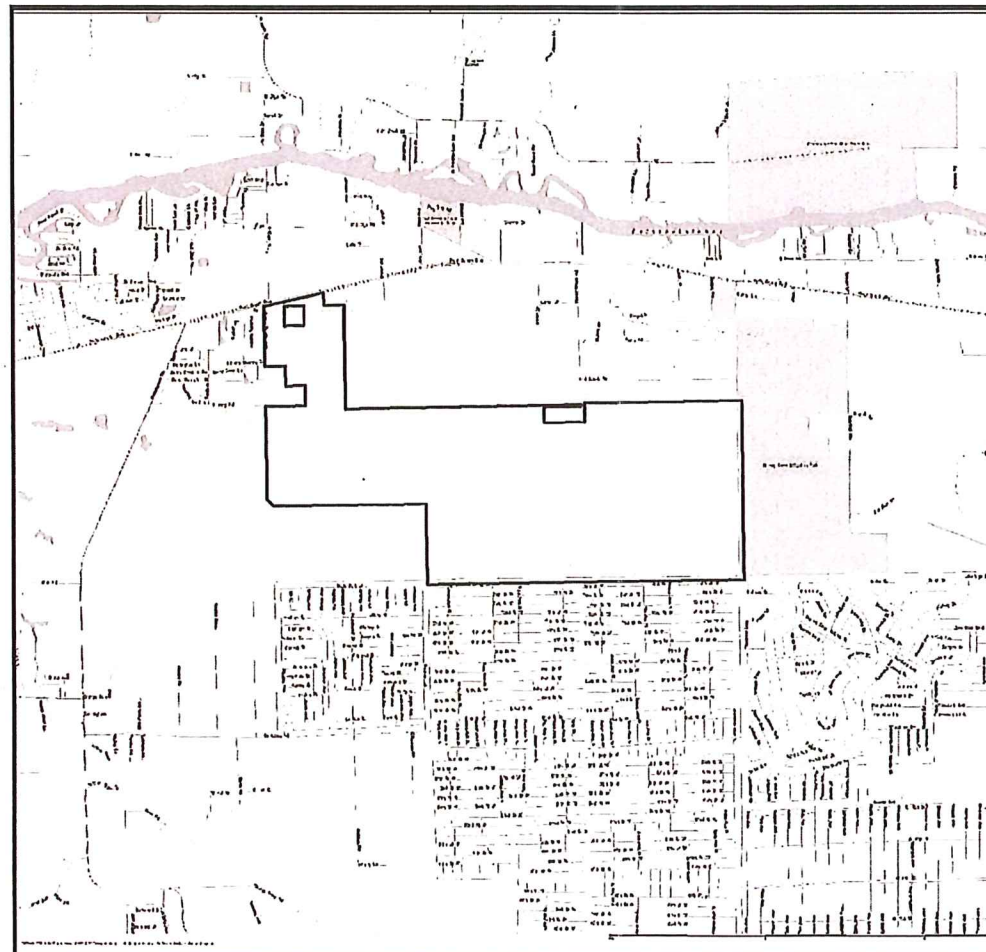
DESIGN TEAM

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

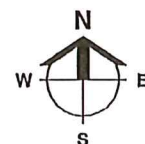
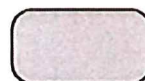
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

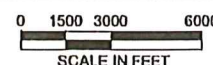
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN	B	23898Z02.DWG
3	TYPICAL SECTIONS	.	21998Z02B.DWG
4	DETAILS	.	21998Z03.DWG

Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-24-001

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	23898A00.DWG

2024 JAN 26 AM 7:48

LEE COUNTY
HEARING EXAMINER

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 7895 - SURVEYING LD-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 DAYMEADOWS 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
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSEMBLIES ARE PROHIBITED

FILE NAME 23898Z01.DWG

LOCATION J:\23898Z\DWG\Z01.HGI

PLOT DATE WED, 1-24-2024 - 4:06 PM

PLOT BY ALYSSA FONTANE

CROSS REFERENCED DRAWINGS

MASTER = DAL-COVER-1.DWG

PLAN REVISIONS

4-17-07 AMEND MCP

1-23-15 REVISED PER IEX&PG (2-15-003)

6-29-18 AMEND MCP & CON (ADD2018-00058)

2-13-20 EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

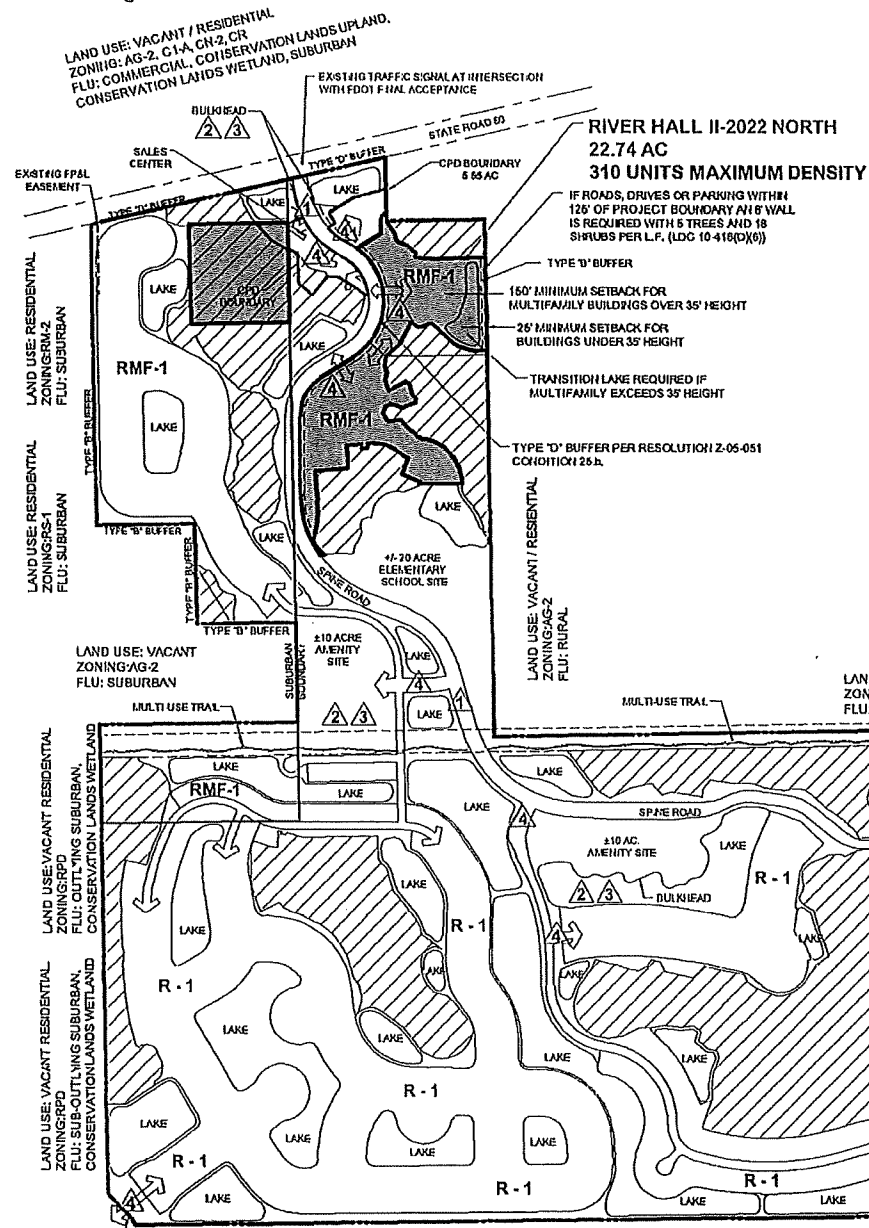
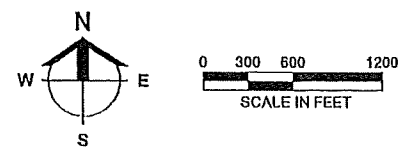
COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO.

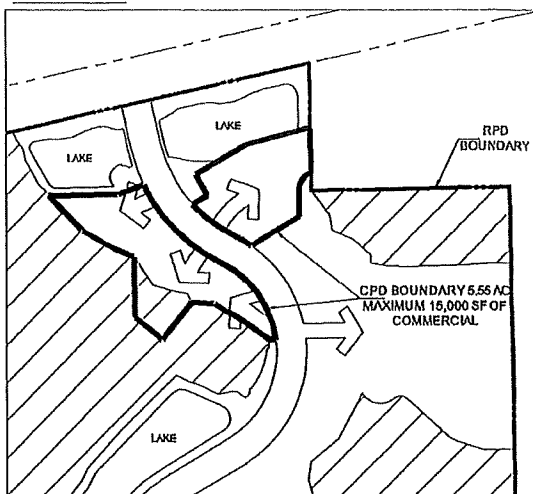
SHEET NUMBER

21988

1



CPD DETAIL



DENSITY SUMMARY

	MAXIMUM ALLOWED
RIVER HALL II-2022 NORTH	310 UNITS
RIVER HALL II-2022 SOUTH	600 UNITS
PROJECT TOTAL	3244 UNITS

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT TOTAL DEVELOPMENT	1,988.42 ACRES
OPEN SPACE PROVIDED	1,084.80 ACRES
INDIGENOUS OPEN SPACE PROVIDED	475.02 ACRES

RPD TOTAL RPD DEVELOPMENT	1,982.87 ACRES
OPEN SPACE REQUIRED (10%)	793.15 ACRES
OPEN SPACE PROVIDED	1,083.65 ACRES
LAKES (25% OF 793.07)	= 198.27 AC
INDIGENOUS OPEN SPACE	= 487.37 AC
COMMON OPEN SPACE	= 416.21 AC
RIVER HALL II-2022 COMMON OPEN SPACE	= 1.2 AC

INDIGENOUS SPACE REQUIRED (50% OF 793.07)	396.58 ACRES
INDIGENOUS OPEN SPACE PROVIDED	474.44 ACRES

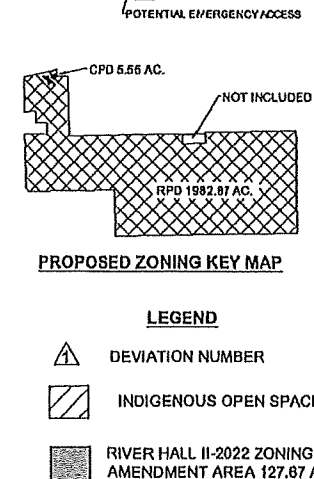
CPD TOTAL CPD DEVELOPMENT	5.55 ACRES
OPEN SPACE REQUIRED (20%)	1.11 ACRES
OPEN SPACE PROVIDED	1.11 ACRES

INDIGENOUS SPACE REQUIRED (50% OF 1.11)	0.56 ACRES
INDIGENOUS OPEN SPACE PROVIDED	0.56 ACRES

OPEN REQUIRED	794.26 AC
OPEN PROVIDED	1,084.78 AC

INDIGENOUS REQUIRED	397.14 AC
INDIGENOUS PROVIDED	475.02 AC

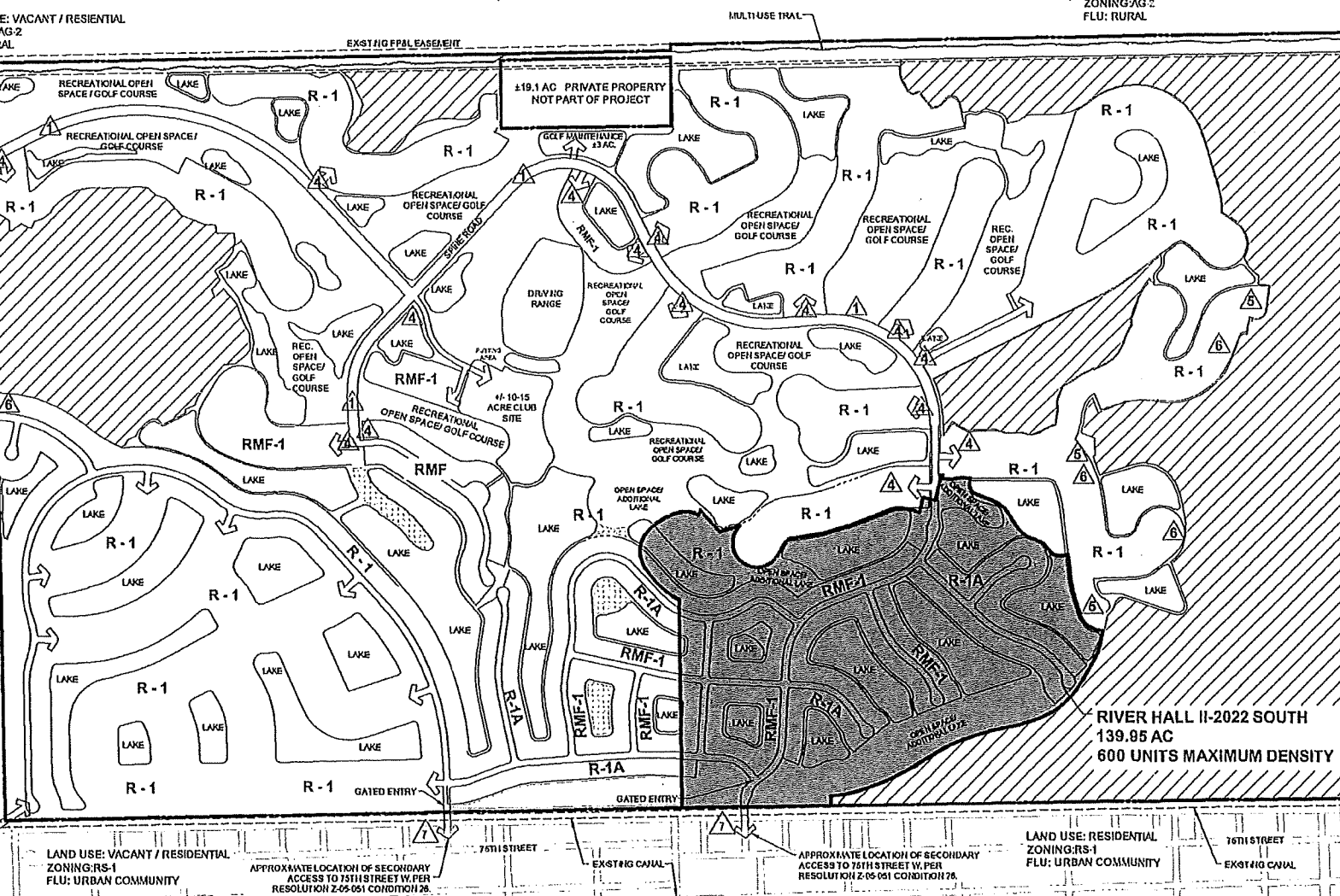
Approved as Exhibit C
MCP Page 2 of 4
Resolution # 2-24-001



NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
- EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
- MAXIMUM HEIGHT:
RESIDENTIAL 45 / 3 STORIES
COMMERCIAL 35 / 3 STORIES
RECREATIONAL / AMENITY SITE 35 / 3 STORIES
ON PERIMETER OF PROJECT
- ONE OR BOTH OF THE SOUTHERN ACCESS POINTS TO 75TH STREET MAY BE CONSTRUCTED IN COMPLIANCE WITH CONDITION 26 OF RESOLUTION 2-05-051.

LAND USE: VACANT RESIDENTIAL
ZONING: RPD
FLU: SUB-OUTLYING SUBURBAN



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 7895 - SURVEYING LB-0940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 662-1358
FAX (904) 998-2481

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
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23859202_4-11-23.DWG
LOCATION: J:\23859.DWG\ZONING.HOI
PLOT DATE: MON, 1-22-2024 - 10:49 AM
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23859202_4-11-23.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
1-24-22	ADD DEVIATION 11 & 12
4-8-22	NOTE DEVIATION 12
7-26-10-2022	RIVER HALL II-2022 DENSITY INCREASE
2-23-23	CPD @ 5.55 AC & MAX DENSITIES
1-22-24	ADD TYPE D BUFFER (R/HF-1)

PLAN STATUS

NOT FOR CONSTRUCTION

**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
23898	2

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) 998-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL AND SIGNATURE AND DATE
© COPYRIGHT 2020, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	2108A2020.DWG
LOCATION	J:\2108A\DWG\ZONING\2019
PLOT DATE	THU, 2-13-2020 - 3:29 PM
PLOT BY	ANGELICA HANDEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-17-07	AVEND MCP
1-23-15	REVISED PER HEX 5 PG (Z-15-001)
5-29-18	AVEND MCP & COND (ADD 2018-00058)
2-13-20	EXPAND CLUB

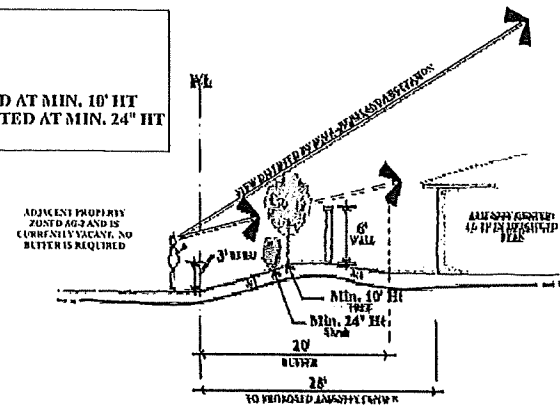
PLAT STATUS

FOR EXHIBIT USE ONLY

PREVIOUSLY
APPROVED TYPICAL
SECTIONS

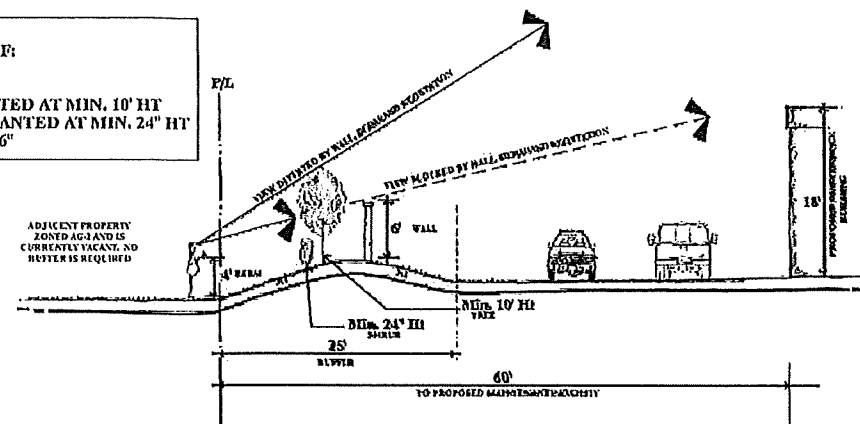
PROJECT / FILE NO.	SHEET NUMBER
21988	3

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



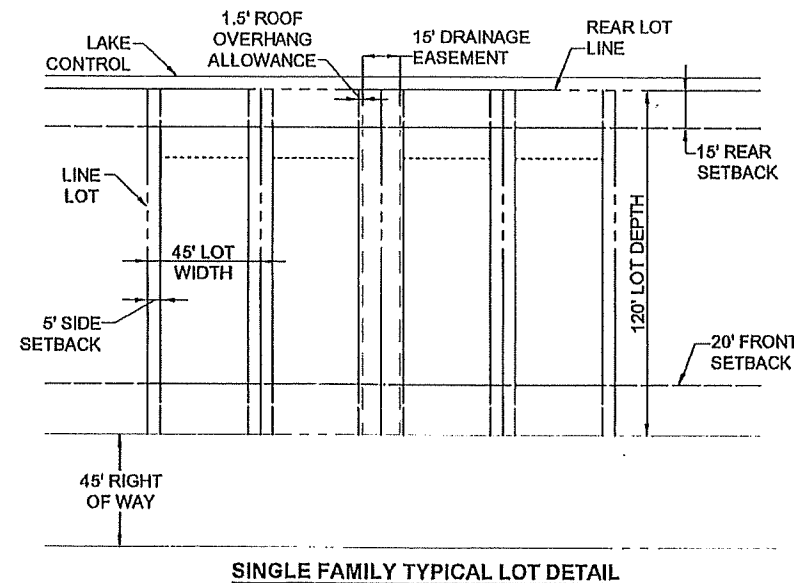
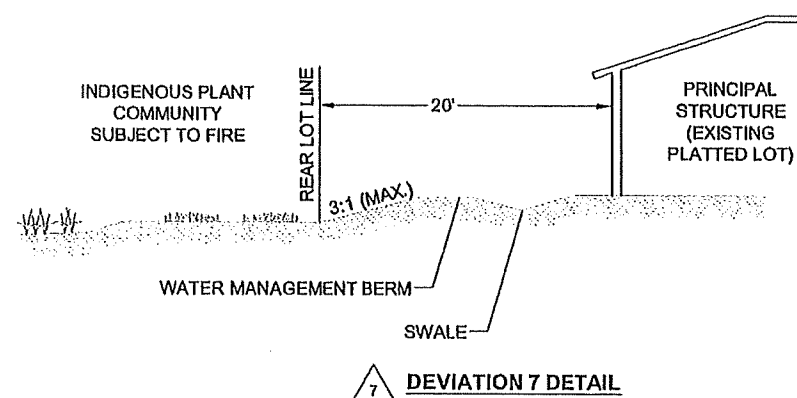
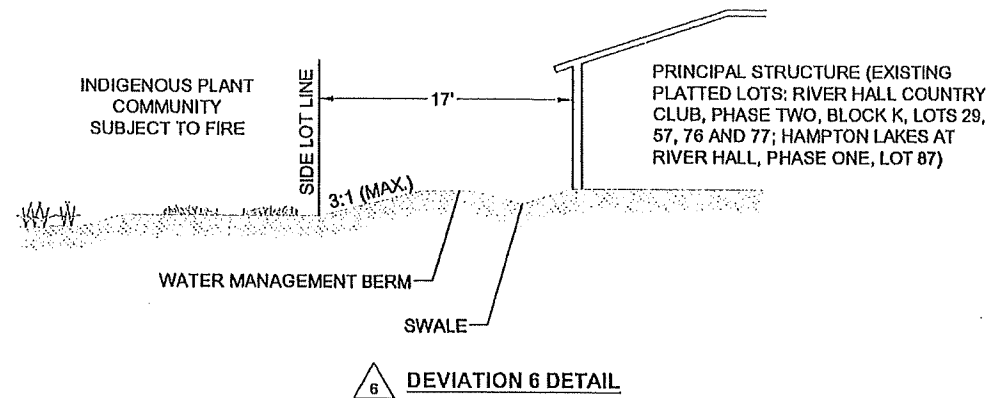
PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

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



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

Approved as Exhibit E
MCP Page 3 of 4
Resolution # 2-24-001



SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
DEPTH: 120 FEET
LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

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 DAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 662-1358
FAX (904) 998-2481

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
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION CHANGES OR AS SUPPMENTS ARE PROHIBITED

FILE NAME: 21950703.DWG

LOCATION: J:\23888\DWG\2024\10\

PLOT DATE: WED, 1-24-2024 - 4:03 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-17-07	AKEND MCP
1-23-15	REVISED PER HEX SPQ (2-15-003)
5-27-18	AKEND MCP & COND (ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

DETAILS

PROJECT / FILE NO.

21988

SHEET NUMBER

4

	Min. Lot Area (SF)	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Lot Coverage
Single Family	R-1: 5,400 R-1A: 4,860	R-1: 45' R-1A: 40.5'	120'	45' / 3 stories	60%
Two-Family Attached and Zero Lot Line	3,960	33'	120'	45' / 3 stories	60%
Townhouse	1,800	18'	100'	45' / 3 stories	60%
Multi-family	10,000	75'	100'	45' / 3 stories	60%
Clubhouse, Amenity & Golf Maintenance Buildings	10,000'	100'	100'	Project Perimeter 35' / 3 stories	60%
Commercial	20,000	200'	100'	35' / 3 stories	45%

Minimum:	Road Setback (Palm Beach Blvd / Private Roads)	Side Setback	Rear Setback	Water Setback	Accessory Setback	Building Separation
Single Family	25'/20'	5'	15'	20'	Per LDC	10'
Two-Family Attached and Zero Lot Line	25'/20'	0'/5'	15'	20'		10'
Townhouse	25'/20'	N/A	10'	20'		10'
Multi-family	25'/20'	N/A	15'	20'		10'
Clubhouse, Amenity & Golf Maintenance Buildings	25'/20'	15'	15'	20'		20'
Commercial	25'/20'	15'	20'	20'		20'

Notes:

1. Minimum lot width for Cascades at River Hall, Phase I, Inst. Number 2005000166035, lots 148 and 149 is 44 feet.
2. Minimum lot depth for Cascades at River Hall, Phase I & II, lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 is 110 feet.
3. Minimum lot depth for Hampton Lakes at River Hall, Phase II, Inst. Number 2021000035440, lots 265, 266, 267, and 268 is 100 feet.
4. Minimum rear setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038, lots 302-307 and 344-348 is 5 feet.
5. Minimum rear accessory setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038 lots 302-307 and 344-348 is 6 inches.

6. Minimum building separation for Cascades at River Hall, Phase I, Inst. Number 2005000166035, between lots 117 and 154, 147 and 148, and 148 and 149 is 11 feet.
7. Minimum side setback for Hampton Lakes at River Hall, Phase I, Inst. Number 2005000153004, lot 4 is 4.5 feet.
8. Minimum single family dimensions for parcels 35-43-26-L4-08000.2650, 35-43-26-L4-08000.2660, 35-43-29-L4-08000.2670, and 35-45-26-L4-08000.2680, aka lots 265-268, Inst. Number 2021000035440 is as follows:
 - a. Width – 45'
 - b. Depth – 100'
 - c. Lot size – 5400 sf

RECEIVED
MAY 19 1999

Protected Species Management Plan
PRIMA COUNTER

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99-03-066 03 Z 01.01
PROJECT #
PROJECT TYPE 12

EXHIBIT D
PAGE 1 OF 7



CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consult-t.com

Other Offices:

Corporate/Pompano Beach
(954) 785-8400
FAX (954) 785-5923
E-mail: corp@consult-t.com

FL. Pierce
(561) 467-9085
FAX (561) 467-9350
E-mail: pierce@consult-t.com

Jacksonville
(904) 276-3100
FAX (904) 276-3102
E-mail: jackson@consult-t.com

Miami
(305) 599-3141
FAX (305) 599-3143
E-mail: mia@consult-t.com

Orlando
(407) 843-0094
FAX (407) 423-0085
E-mail: ori@consult-t.com

Pembroke Pines
(954) 436-5786
FAX (954) 436-7742
E-mail: pines@consult-t.com

South Dade
(305) 248-9444
FAX (305) 248-3644
E-mail: ccl@consult-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99 - 03 - 066 . 03 Z 01 . 01

EXHIBIT D
PAGE 2 OF 7

Exhibit PH-3.H.1

Gopher Tortoise Management Plan
 1775-acre Schulman Property
 S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
 Lee County, Florida
 CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise (*Gopherus polyphemus*) burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida. The following items will address preservation of this species onsite:

- 1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.
- 2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.
- 3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.
- 4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.
- 5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.
- 6) Land usage abutting preserve acreage shall be designated as golf course-/ low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99 - 03 - 066 . 03 Z 01 . 01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March 22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activities are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

- 1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration. This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous landscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.
- 2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.
- 3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues: A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E) preserve area fencing, F) appropriate landscaping considerations, G) preserve area monitoring.

99 - 0 3 - 0 6 6 . 0 3 Z 0 1 . 0 1

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators (*Alligator mississippiensis*) were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

- 1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Wading Brds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), wood stork (*Mycteria americana*) and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

- 1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and informational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

EXHIBIT D
PAGE 6 OF 7

Exhibit PH-3.H.1

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl (*Speotyto cunicularia floridana*) burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

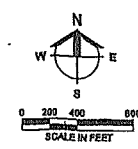
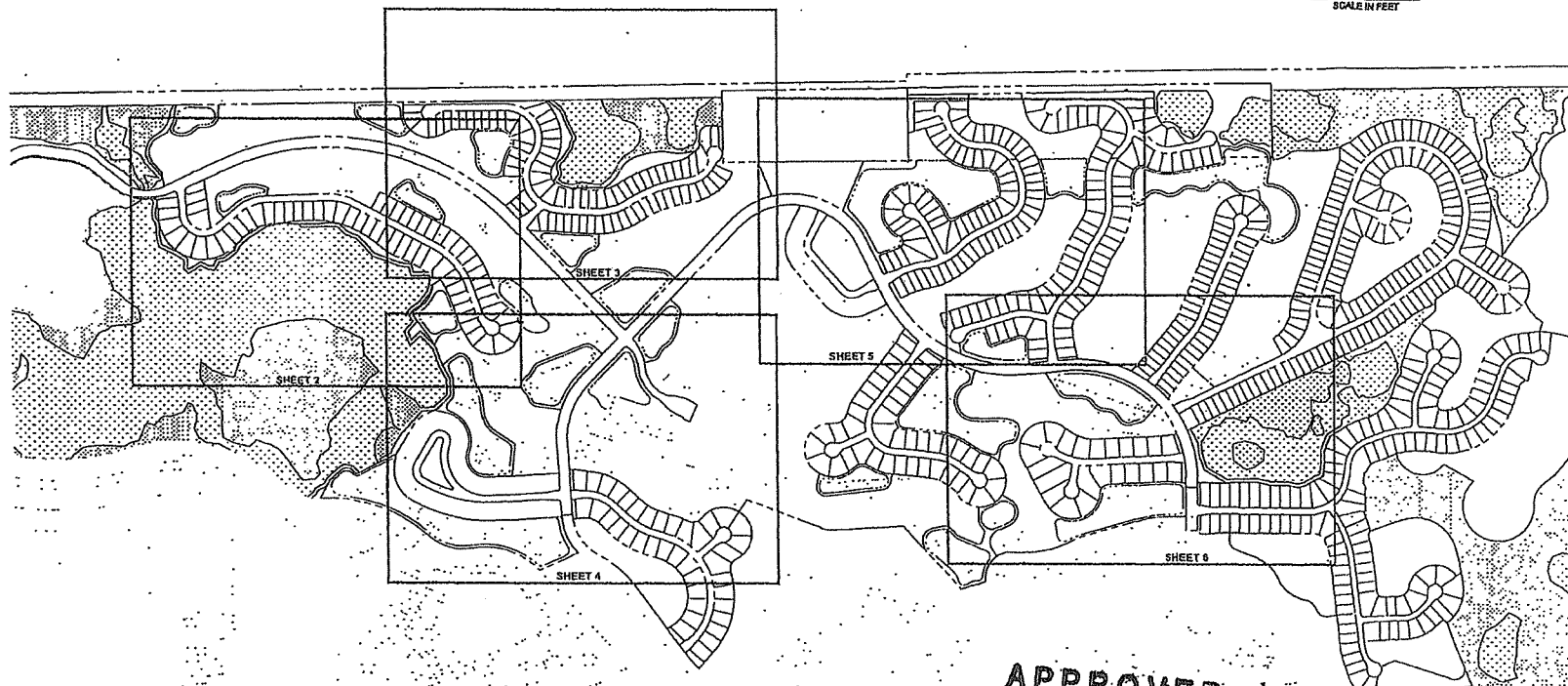
- 1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.
- 2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mitigate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.
- 3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.
- 4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15. Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

98-03-066 .03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

EXHIBIT D
PAGE 7 OF 7
Exhibit PH-3.H.1

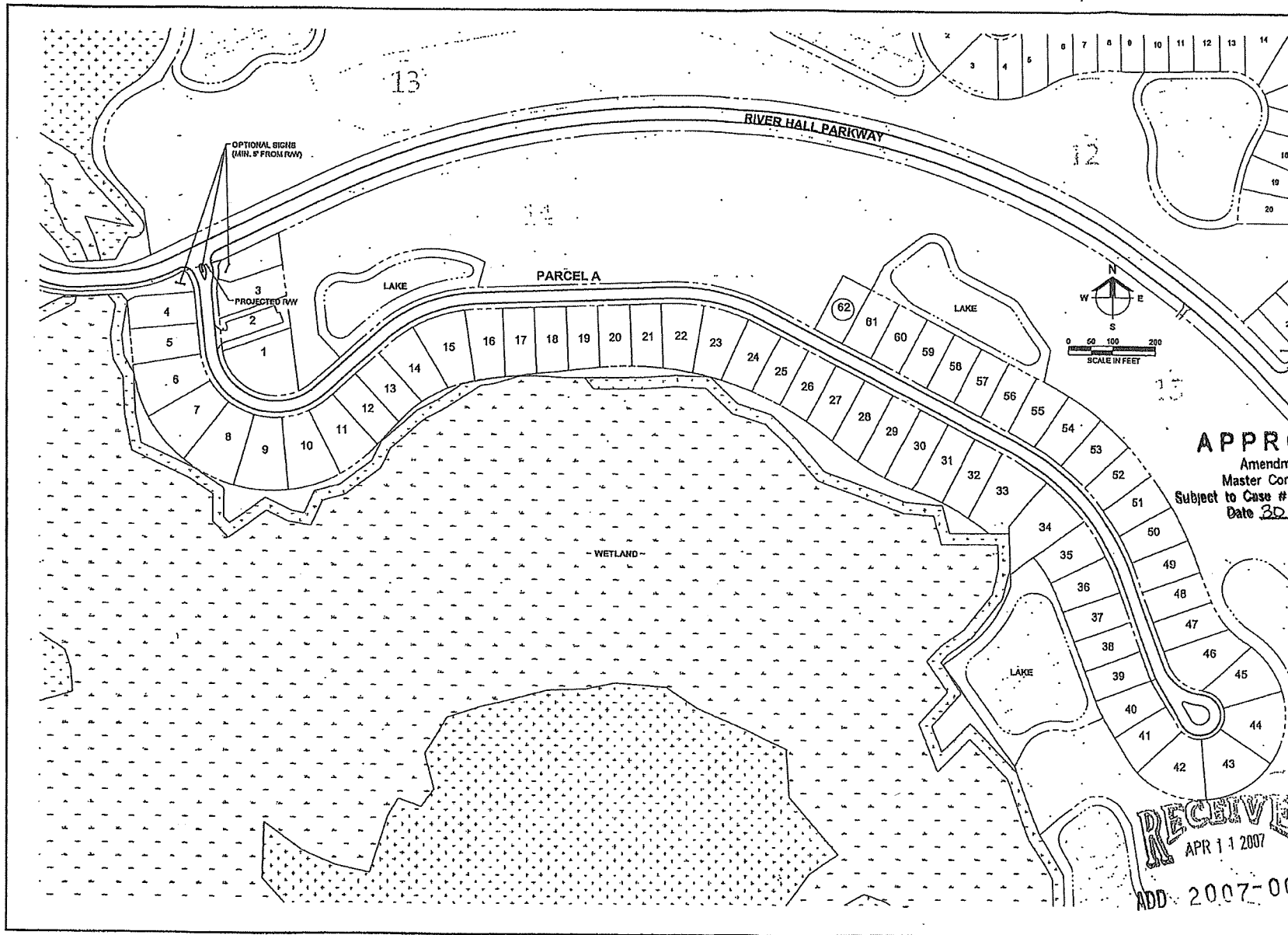
Exhibit "F"



APPROVED
Amendment to
Master Concept Plan
Subject to Case # **ADD2007-0015**
Date **20 April 2007**

APR 11 2007
ADD 2007-0015

Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - LANDSCAPE DESIGN www.barraco.net 2271 MADRAGON BOULEVARD FORT MYERS, FLORIDA 33903-2600 PHONE (239) 481-3170 FAX (239) 481-3169 FLORIDA CERTIFICATE OF AUTHORIZATION E-13182 (EXPIRES 12-31-2010)	
PREPARED FOR:	
HAWKS HAVEN GOLF DEVELOPERS, LLC	
2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 PHONE (239) 374-0021 FAX (239) 374-0021	
LandMark SURVEY, LLC	
PROJECT DESCRIPTION:	
RIVER HALL COUNTRY CLUB	
PHASE 1	
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1 PART OF SECTIONS 25, 26, 27, 34, 35 AND 36 TOWNSHIP 41 SOUTH RANGE 28 EAST LEE COUNTY, FLORIDA	
NOT YOUR WORK OR THAT OF ANY OTHER PERSON OR ENTITY. BARRACO AND ASSOCIATES, INC. IS THE SOLE AUTHOR OF THIS DOCUMENT. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BARRACO AND ASSOCIATES, INC. IS PROHIBITED.	
FILE NAME	WORKSHEET.DWG
LAYOUT	LAYOUT1
LOCATION	2401 RIVER HALL PARKWAY ALVA, FL
PLAT DATE	THU, 6-29-06 3:30 PM
PLAT BY	TARA HALEXANDER
DESIGNED BY	
CROSS REFERENCES: DRAWINGS	
BASE PLAN - REMAINS	
PLAN REVISIONS	
PLAN 1	
FOR EXHIBIT PURPOSES ONLY	
SIGNAGE EXHIBIT	
PROJECT FILE NO.	SHEET NUMBER
ADD 2007-0015	1



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2811 MACREGOR BOULEVARD
FORT MYERS, FLORIDA 33909-2000
PHONE (239) 461-5179
FAX (239) 461-5169

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1993 - SURVEYING 18-6810

PREPARED FOR
**HAWK'S HAVEN
GOLF
DEVELOPERS, LLC**

2181 RIVER HALL PARKWAY
ALVA, FLORIDA 33930

PHONE (239) 374-0221
FAX (239) 374-0517

LandMar
LAND SURVEYING, LLC

PROJECT DESCRIPTION

**RIVER HALL
COUNTRY CLUB**

-PHASE 1-

FORMERLY KNOWN AS HAWK'S HAVEN
GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 22, 29, 34, 35 AND 36
TOWNSHIP 44 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

APPROVED

Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

NOT VALID WITHOUT APPROVED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, WHOLE OR IN PART, IS PROHIBITED
FILE NAME: 2007CONCEPT_PLAN.DWG

LAYOUT: LAYOUT1

LOCATION: 18000000000000000000

PLOT DATE: THU 4-4-2007 - 2:32 PM

PLOT BY: TARA HALL/ALVA

DESIGN BY:

CROSS REFERENCES DRAWINGS
BASE PLAN - 2006ALV.DWG

PLAN REVISIONS

REVISION

DATE

BY

REASON

FOR EXHIBIT PURPOSES ONLY

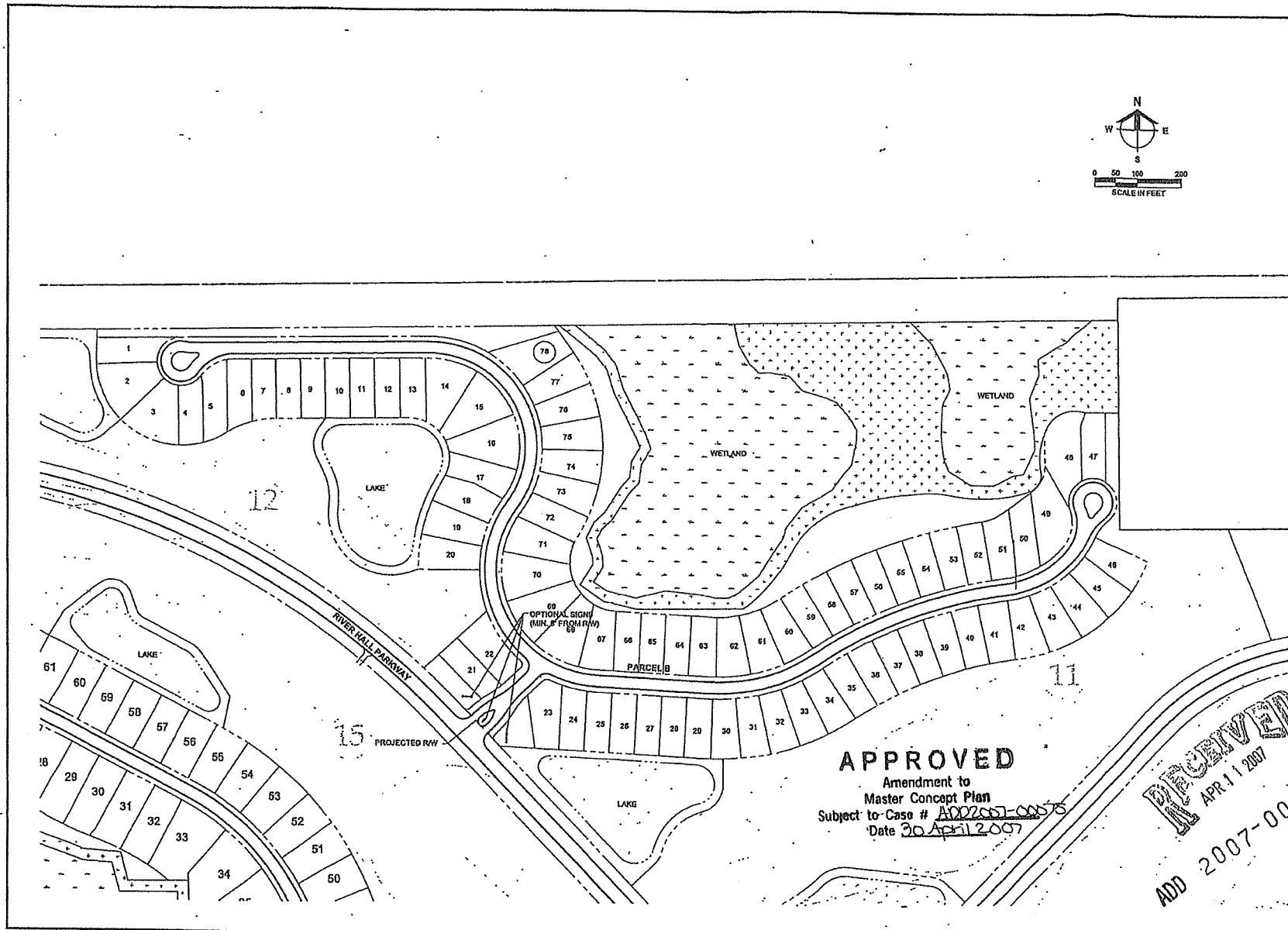
**SIGNAGE
EXHIBIT**

PROJECT / FILE NO. SHEET NO.

22060 2

RECEIVED
APR 11 2007

ADD 2007-00075

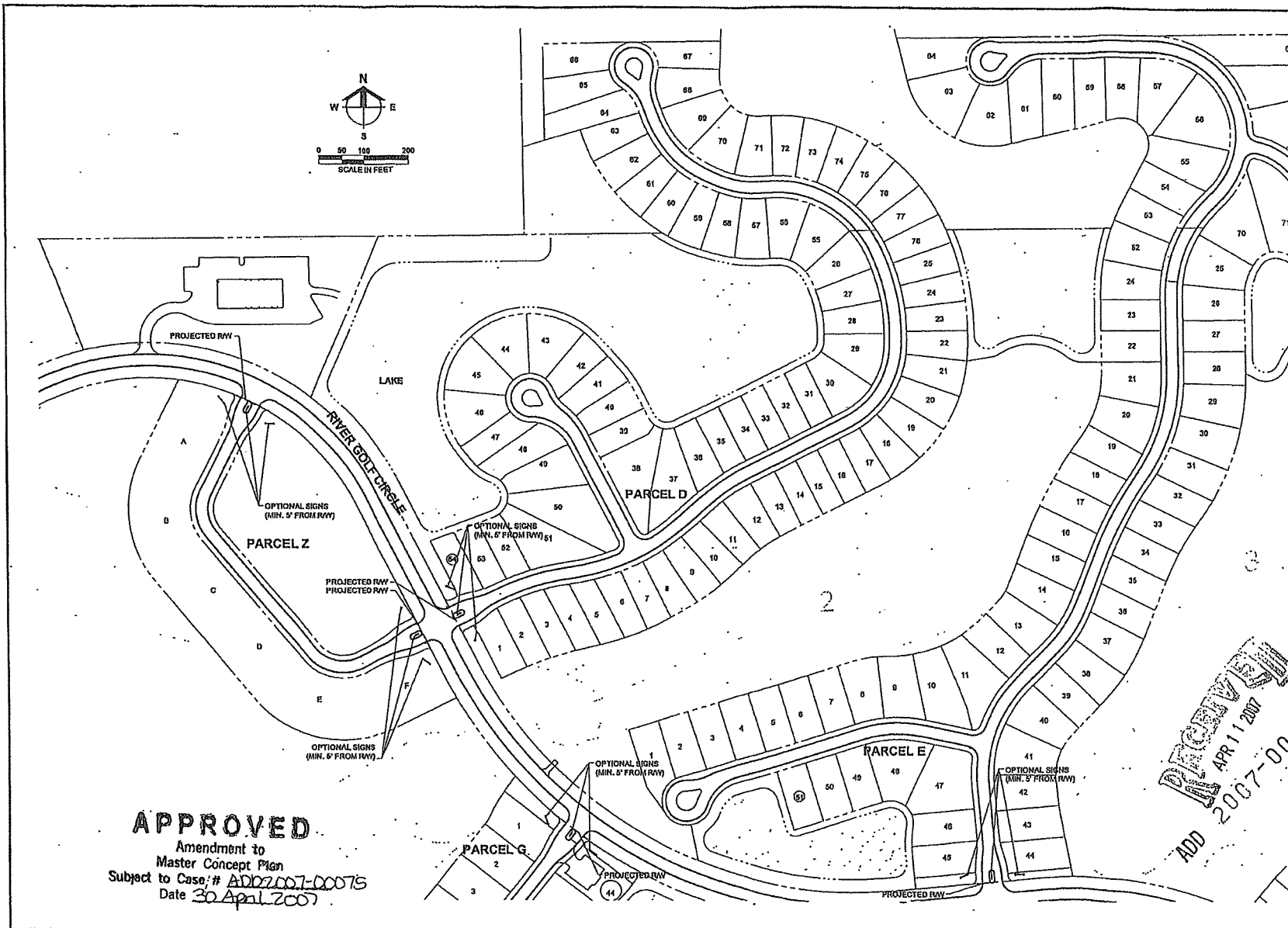


APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case # ADD2007-00075
 Date 30 April 2007

RECEIVED
 APR 11 2007
 ADD 2007-00075

Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - LANDSCAPE DESIGN www.barraco.net 2211 MAGNOLIA BOULEVARD POST OFFICE BOX 11111 FORT MYERS, FLORIDA 33902-2000 PHONE (239) 481-5110 FAX (239) 481-5112 FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING 1995 - SURVEYING LS-4610 PREPARED FOR:	
HAWK'S HAVEN GOLF DEVELOPERS, LLC 2101 RIVER HALL PARKWAY ALVA, FLORIDA 33920 PHONE (239) 374-0021 FAX (239) 374-0617 LandMark GROUP, LLC PROJECT DESCRIPTION:	
RIVER HALL COUNTRY CLUB PHASE I FORMERLY KNOWN AS HAWK'S HAVEN GOLF COURSE COMMUNITY PHASE I PART OF SECTIONS 25, 26, 27, 28, 29 AND 30 TOWNSHIP 43 SOUTH RANGE 28 EAST LEE COUNTY, FLORIDA	
THIS PLAN AND ANY OTHER INSTRUMENTS HEREON SHALL BE VOID WITHOUT THE SIGNATURE OF THE ENGINEER OR SURVEYOR. FILE NAME: LSC EXHIBIT.DWG LAYOUT: LAYOUT1 LOCATION: JENSEN'S HILLS GOLF COURSE PLOT DATE: THU, 4-4-2007 3:34 PM PLOT BY: SARAH M. SALMON DESIGN BY:	
CROSS REFERENCE TO DRAWINGS: BASE PLAN: 2101 HAVEN.DWG PLAN NUMBER: PLAN SHEET: FOR EXHIBIT PURPOSES ONLY SIGNAGE EXHIBIT PROJECT FILE NO.: 22060 SHEET NUMBER: 3	

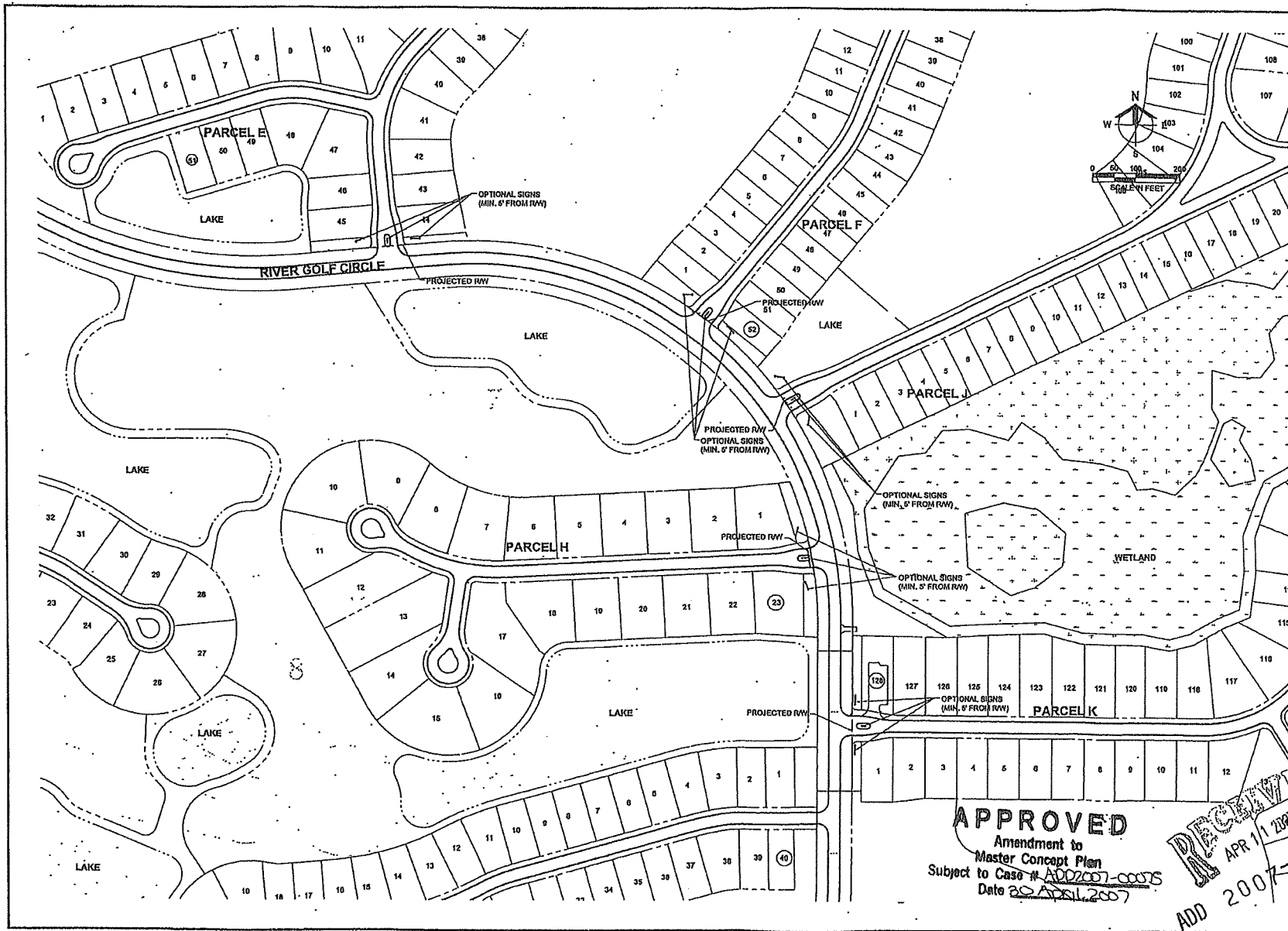
[illegible]



APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case: # ADD2007-00075
 Date 30 April 2007

RECEIVED
 APR 11 2007
 ADD 2007-00075

Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - LANDSCAPE DESIGN www.barraco.net 2211 HARRISON BOULEVARD FORT MYERS, FLORIDA 33902-2600 PHONE (239) 661-5170 FAX (239) 661-5148 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEER 00055 - SURVEYOR 154548																
PREPARED FOR HAWK'S HAVEN GOLF DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33909 PHONE (239) 274-0024 FAX (239) 274-0017 LandMar GROUP, LLC PROJECT DESCRIPTION RIVER HALL COUNTRY CLUB -PHASE 1 FORMERLY KNOWN AS HAWK'S HAVEN GOLF COURSE COMMUNITY PHASE 1 PART OF SECTIONS 25, 26, 27, 31, 35 AND 36 TOWNSHIP 43 SOUTH RANGE 28 EAST LEE COUNTY, FLORIDA																
NOT VALID WITHOUT APPROVED MCL, HODOLIFE AND MCL © COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC. INFORMATION PROVIDED IS BASED UPON THE PRESENTING FILE NAME: 15061001.DWG LAYOUT: LAYOUT1 LOCATION: 03300000000000000000 PLOT DATE: 04-04-2007 - 2:59 PM PLOT BY: TARA BARRACCO CHECK BY: CROSS REFERENCE: DRAWING BAS PLAN: 2007-00075																
PLAN REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
PLAN STATUS FOR EXHIBIT PURPOSES ONLY																
SIGNAGE EXHIBIT																
PROJECT/FILE NO. 22060	SHEET NUMBER 5															



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

RECEIVED
APR 11 2007
ADD 2007-00075

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 W. HIGDON BOULEVARD
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-5170
FAX (239) 461-5109
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1915 - SURVEYING LB-0440
PREPARED FOR

**HAWKS HAVEN
GOLF
DEVELOPERS, LLC**
2481 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0521
FAX (239) 274-0517
LandMar
L.L.C. GROUP, L.L.C.
PROJECT DESCRIPTION

**RIVER HALL
COUNTRY CLUB**
PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN
GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 25, 26, 37, 34, 35 AND 38
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

NOT VALID WITHOUT CURRENTLY ISSUED PLANS AND DATE
OF HORIZONTAL 2007, BARRACO AND ASSOCIATES, INC.
APPROVED BY THE BARRACO AND ASSOCIATES, INC.
PLAN NAME: LAYOUT DESCRIPTION
LAYOUT: LAYOUT
LOCATION: 2271 W. HIGDON BOULEVARD
PLOT DATE: THU, 6/20/07 10:38 PM
PLOT BY: JAMIE BARRACO
DESIGN BY:
OTHER REFERENCED DRAWINGS
BASE PLAN - BARRACO
PLAN REVISIONS
PLAN STATUS
FOR EXHIBIT PURPOSES ONLY
SIGNAGE
EXHIBIT
PROJECT FILE NO. SHEET NUMBER
22060 6