



239-533-8371

John E. Manning
District One

September 12, 2013

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Andrea R. Fraser
Interim County Attorney

Donna Marie Collins
Hearing Examiner

Mr. Tom Giles, P.E.
Avalon Engineering, Inc
2503 Del Prado Boulevard, Suite 200
Cape Coral, Florida 33904

RE: ADD2013-00115, Burnt Store Acres

Dear Mr. Giles:

Lee County staff has completed the initial review of the applicant noted above. Additional information is needed before being able to take action on the requested administrative amendment. Please review and respond to the following:

Zoning (Chip Block):

Please discuss with the Interim Development Services Director, Ben Dickson, whether the change in Right-of-Way width from 60 feet to 40 feet on the Master Concept Plan will necessitate the need for a deviation from Chapter 10 of the Land Development Code. If this is needed, then please add the request with a typical detail drawing depicting the reduced width and provide written justification to support the request.

Also please discuss the request for Excess Spoil Removal with Mr. Dickson. I am not sure that this Administrative Amendment process is the correct process for the Development Services Director to grant the excess spoil removal. That may take a different application filed with Development Services, or maybe done as part of the local development order process.

ES staff (Aaron Martin):

- 1) Please revise the MCP to remove the word conservation easement for tract A and simply call this conservation area. This would be the same in the tract use table and legend.
- 2) Remove the labels for the additional upland buffer areas and simply crosshatch these areas to be part of the conservation area.
- 3) Revise the tract use table to add the additional upland areas to the conservation areas resulting in a total of 50.39 acres of conservation area.

4) ES staff will suggest the following language for condition 5: Prior to local development order approval, the development order must delineate a minimum 15.22 acres of upland and 35.17 acres of wetlands (please confirm that these numbers are correct) in substantial compliance with the master concept plan. A minimum 50-foot upland buffer must be provided adjacent to all wetland preserves, except adjacent to lots 9-15 as shown on the master concept plan. These upland buffers are included in the 15.22 acres of upland preservation areas.

If you would like to meet with staff to discuss these items, please feel free to call me and I will be happy to set up a meeting.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Electronically signed by
Alvin Block, Principal Planner
Community Development