ADD2014-00076 Lee County ePlan

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

Attachment "D"

July 11, 2014

Mr. Tony Palermo, AICP
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Cypress Walk (FKA Cobblestone)
ADD2014-00076

Dear Mr. Palermo:

Enclosed please find responses to your insufficiency letter dated July 2, 2014. The following information has been provided to assist in the review and approval:

1. One (1) copy of the comment response letter;
2. One (1) copy of the revised Master Concept Plan (11"x17");
3. One (1) copy of the revised Master Concept Plan (24"X36");
4. One (1) copy of the revised Schedule of Deviations & Justifications; and
5. One (1) copy of the revised Conditions.

The following is a list of Lee County comments with our responses in bold:

LC Development Services Comments- Reviewed by:

1. Staff will not support deviation #2 (lake bank slopes) and #10 (turn arounds).

   RESPONSE: Please refer to the revised Deviations & Justifications narrative enclosed. Additional justification has been provided to address the need to maintain 4:1 lake bank slopes as approved per DOS2005-00341.

   In terms of Deviation # 10 for SU truck turnaround, the 27-foot turn radius proposed will allow for a 3-point turn by an SU truck. There is adequate room for passenger vehicles to turn around at the proposed entrance gates, and emergency vehicles will have transponders to enter through the gates as needed.

   Additionally, the Client will utilize the Envera gate access system which provides access 24 hours a day/7 days per week through a phone system available to all vehicles entering and exiting the site. The Applicant is amenable to providing signage at each entrance to notify delivery trucks that a full turnaround is not provided.

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LC Environmental Sciences Comments- Reviewed by: Beth Workman

1. Must provide 6:1 lake bank slopes.

   RESPONSE: Please refer to the revised Deviations & Justifications narrative enclosed. Additional justification has been provided in regards to the existing site constraints memorialized through various state, local and federal permits, and a detailed description of the erosion control measures through enhanced plantings, TRM and location of gutters/down spouts has been provided.

2. Must provide 10:1 planted littoral shelves.

   RESPONSE: So noted.

3. Must provide enhanced littoral shelves per zoning condition for smaller lake adjacent to the indigenous preserves. The rewrite for the condition states the enhanced littorals will be located in the larger central lake because it is adjacent to the conservation easement. The purpose of the condition was to provide enhanced littoral areas for the lake bank slopes adjacent to the indigenous open space. Please revise condition to include the small lake at the southwestern corner of the project.

   RESPONSE: Please refer to the revised Conditions document attached. The Applicant will provide the enhanced littorals in the southern-most 0.83-acre lake, and 3.33-acre central lake.

4. The open space table on the MCP must change the indigenous open space to 9.75. Currently, it states 9.97.

   RESPONSE: Please refer to the revised MCP. The indigenous open space areas have been corrected in the open space table.

5. Did the conservation easement located at the northeastern corner of the property change in size? The recorded conservation easement looks much wider on the recorded documents. Was an amendment submitted to SFWMD to change the size? Please provide documentation.

   RESPONSE: Yes, the configuration shown on the proposed MCP is approved but not recorded (i.e. the release is approved by SFWMD). It is understood that the Administrative Amendment will be conditioned so that recordation is required by time of Certification of Compliance. The companion Development Order Amendment resubmittal will include documentation of the SFWMD approval.

LC Department of Transportation Comments—Reviewed by: Dan Kirkpatrick

1. DOT does support additional language for the "fee-in-lieu for the sidewalk" on Penzance or "prior to C.C. for the 50th residential structure". Remove both additions.

   RESPONSE: It is understood Staff is meeting internally to address alternative timing for the sidewalk installation. The Applicant is not requesting to remove this condition, but rather modify it to

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comply with the required ACOE permitting timeline. Due to the construction of the Six Mile Cypress Parkway improvements, the sidewalk design has significantly changed from what was intended in 2005 when the above condition was approved. As such, the Applicant is seeking additional time to secure the required ACOE permit, while not impacting the launch of sales within the community.

The Applicant is amenable to modifying this condition to any of the following options in order to handle administratively:

1) The developer must construct a 5-foot wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way prior to the issuance of Certificates of Occupancy for the **20th** residential structures.

   OR

2) The developer must construct a 5-foot wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way prior to **December 31, 2015** ~~the issuance of Certificates of Occupancy for the 20th residential structures~~.

   OR

3) The developer must construct a 5-foot wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way **within 90 days of ACOE permit issuance for sidewalk construction** ~~prior to the issuance of Certificates of Occupancy for residential structures~~.

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Michael Greenberg, Neal Communities of Southwest Florida, LLC