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John E. Manning
District One

July 15, 2013

Cecil L. Pendergrass
District Two

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District Three

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District Four

Frank Mann
District Five

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County Manager

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Laura B. Bellflower
*Acting Chief County
Hearing Examiner*

Banks Engineering
Samuel W. Marshall
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

RE: ADD2013-000835, Stoneybrook North

Dear Sam:

Lee County staff has completed their initial review of this application. Please review and provide response to the following:

The submitted application is not the current application. The one submitted was last updated 04/2013. The application has been subsequently updated prior to the submittal of this application. Please complete and submit the current Application to Amend a Planned Development or PUD. (comment provided by Chip Block)

In order for DOT Staff (comments provided by Dan Kirkpatrick) to sign-off on the deviation request for the re-configuration of the tracts and the addition of the two access points on Pritchett Parkway, we first need the Applicant to demonstrate that the intersection for the northernmost additional access point on Pritchett across from Tract C has adequate sight distance.

ES staff (comments provided by Aaron Martin) has reviewed the proposed amendment and offer the following comments/questions:

- 1) How will the applicant address condition #8 with regards to the residential areas exceeding 500 acres and additional indigenous being required?
- 2) Condition #14 is specific to littoral plantings and references exhibits "E" and "F". Please revise these exhibits to be consistent with the new proposed MCP.
- 3) Is an additional deviation needed to address the change in the LDC which requires a 6:1 lake slope?
- 4) Are there any flood plain issues given the revisions to these maps?
- 5) Along interstate 75 there is a reference to buffer note 3, however, this note does not exist on the MCP. In addition, if there is a buffer note 3 where is buffer note 2? Staff cannot find this on the MCP.
- 6) Does condition #16 need to be revised due to the relocation of tract K?

Development Services (comments provided by Tom Sawtell) notes DOS2007-00098 was approved for a small portion of this project (288 lots), with the remainder of the project being subject to future DO(s). As a result, new regulations will apply to subsequent DOs.

1. Non-hardened lake bank slopes must be 6:1 (or armored) and residential lots may no longer extend to the Control Elevation. The applicant may wish to update deviation #7 and/or seek additional deviation(s) if his design does not accommodate the new rules.
2. Gates are shown on the MCP, but there does not appear to be sufficient area for required turnarounds...
3. What is the temp sales center of Pritchett?

Should you have further questions, please do not hesitate to contact me or the specific reviewer.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Electronically signed by
Alvin Block, Principal Planner
Community Development

AHB/dxc