



Professional Engineers, Planners & Land Surveyors

September 27, 2013

Mr. Chip Block
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **STONEBROOK NORTH
ADD2013-00083**



Dear Mr. Block:

This letter is provided in response to the review comments dated July 15, 2013. With this letter we are submitting revised plans and additional information requested for the project. Presented below are responses to each review comment.

ZONING

Comment 1: The submitted application is not the current application. The one submitted was last updated 4/2013. 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.

Response: *Please find attached the current application form as requested.*

DOT

Comment 1: In order for DOT Staff 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.

Response: *Please see the attached sight distance exhibit prepared in accordance with FDOT manual of Uniform Design Standards for sight triangles. There is adequate sight distance at the proposed intersection.*

ENVIRONMENTAL

Comment 1: How will the applicant address Condition #8 with regards to the residential areas exceeding 500 acres and additional indigenous being required?

Response: *The residential areas now depicted are less than 500 acres.*

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Comment 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.

Response: *Revised exhibits "E" and "F" are included in this submittal.*

Comment 3: Is an additional deviation needed to address the change in the LDC which requires a 6:1 lake slope?

Response: *See deviation #17.*

Comment 4: Are there any flood plain issues given the revisions to these maps?

Response: *Please see the floodway limits shown on the revised master concept plan.*

Comment 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.

Response: *All references to buffer Note 3 have been removed.*

Comment 6: Does Condition #16 need to be revised due to the relocation of Tract K?

Response: *No, The condition #16 is associated with the lake, not Track K.*

GENERAL

Comment 1: Development Services 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.

- A. 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.
- B. Gates are shown on the MCP, but there does not appear to be sufficient area for required turnarounds.
- C. What is the temp sales center off Pritchett?

Response: *Comment "B" - Turnarounds are now depicted in front of all gate entrances.
Comment "C" - All references to temp sales center off Pritchett have been removed.*

If you have any questions regarding this amendment, please feel free to contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



Samuel W. Marshall, P.E.
Vice President