



Professional Engineers, Planners & Land Surveyors

October 1, 2015

Mr. Alvin Block, AICP
Lee County Zoning Section
Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: STONEYBROOK NORTH
ADD2015-00134

Dear Chip:

The information provided and items attached are in response to your comment letter dated September 25, 2015 regarding the above referenced project.

ENVIRONMENTAL

Comment 1: Please note the proposed reduction in upland conservation area from 41.7 acres to 38.8 acre is a reduction in gopher tortoise preserve acreage as identified in current conservation easements, development order plans and gopher tortoise management plans. Environmental staff questions whether this can be done administratively... Replacing an equal amount of non-contiguous wetland preserve for upland preserve is not beneficial for preserving existing gopher tortoise burrows in place in suitable habitat.

Please note (b)(3) in the following where the Director is limited to what can be granted in an administrative amendment:

Sec. 34-380. Amendments to approved master concept plan.

- (a) Amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development.
- (b) The Director may approve any change to the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). The Director may not approve a change that will:

- (1) Result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

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- (2) Result in a reduction of total open space provided on the master concept plan by more than ten percent or what would decrease the amount of indigenous native vegetation or open space required by the Code;
- (3) Decrease preservation areas. Changes to buffer or landscaping areas are permitted but must provide equivalent or better (by comparison with the approved Master concept plan) landscaping or buffering; or
- (4) Adversely impact surrounding land uses.

Response: *Pursuant to discussions between Tyler King and Susie Derheimer on September 30, 2015, the Master Concept Plan (MCP) has been revised adjacent to Tract M to add additional upland conservation area. The Land Use Summary table has also been modified accordingly.*

Comment 2: Also, please re-evaluate the amount of wetland/upland buffer area. Two wetland preserves were added but the amount of upland buffer was not increased.

Response: *The upland buffer area has been depicted on the plan and revised in the Land Use Summary table.*

If you have any questions or I may be of further assistance, please feel free to contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

Attachment: Revised Master Concept Plan