

Derheimer, Suzanne

From: Derheimer, Suzanne
Sent: Tuesday, September 22, 2015 12:10 PM
To: Block, Alvin
Subject: ADD2015-00134 Stoneybrook North

Environment Staff Comments:

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.

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;
- (2) Result in a reduction of total open space provided on the master concept plan by more than ten percent or that 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.

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.

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