

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION**

Date: October 5, 2015

To: Chip Block, Principal Planner
From: Susie Derheimer, Environmental Planner
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Project: Stoneybrook North RPD
Case: ADD2015-00134
STRAP: 15-43-25-00-00001.0000 & Others

Environmental staff has reviewed the proposed Stoneybrook North Residential Planned Development (RPD) Administrative Amendment (ADD) request and offer the following analysis and recommendation.

This site is currently zoned as an RPD per Z-02-070. This application requests to modify the existing Master Concept Plan (MCP) and conditions to reconfigure the development tracts, lakes, open space, and to update the proposed recreation facilities internal to the development. No reductions in conservation acreage, buffers, or enhanced littoral planting areas as approved through previous zoning actions are being requested. In fact, the proposed MCP depicts an increase in Conservation Areas from 118.8 acres to 124.3 through the preservation of two additional wetlands with upland buffers.

Environmental staff concurs with the applicant's proposed language of Z-02-070 Condition #16 and associated deviation #3 as indicated in the application narrative.

In addition, Environmental staff recommends the following revisions to Z-02-070 Conditions #8 and #14 due to proposed changes to open space and the lakes:

8. Prior to any local development order approval, an open space table must be included that details the residential unit type with lot size per tract, required open space, required indigenous preservation and provided indigenous preservation. The project must preserve at minimum the approximately 101.1 124.3 acres of conservation areas including the wetland creation area. If more than 500 acres of the project is developed with residential tracts (including roads and lakes) requiring open space, then the development order must delineate the addition required indigenous preservation for the ~~Lee County~~ Division of Environmental Sciences staff review and approval.

14. Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the amended "Stoneybrook North Littoral Planting

Exhibit,” stamped “~~Received Apr 07 2003 Community Development,~~” and attached as Exhibit E.

All lake littoral zones must be constructed as depicted in Cross-Section B-B. Littoral planting quantities must be consistent with the amended “Littoral Planting Exhibit, Stoneybrook North” and ~~accompanying table stamped “Received May 29 2003 Community Development,”~~ and attached as Exhibit F. The planting area along the northern ditch expansion must also provide native wetland plants installed three-feet on center.