



John Manning
District One

Writer's Direct Dial # 239-533-8371

Cecil L. Pendergrass
District Two

September 25, 2015

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Banks Engineering, Inc
Samuel W. Marshall
10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers, Florida 33966
SMarshall@bankseng.com

RE: ADD2015-00134, Stoneybrook North

Dear Mr. Marshall:

Lee County staff has completed the review of the supplemental materials submitted on September 4, 2015 for the above noted application.

Please respond to the following comments, along with any other supplementary materials to support the response.

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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AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

- (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.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section



Alvin Block, AICP
Principal Planner

cc: Pam Houck, Zoning Manager
Susie Derheimer, Environmental Planner
ADD File