

Update Memo

Date: August 16, 2017

Case Name: PDR/PDMU-15-10(Z)(G) – Long Bar Pointe, LLLP & Cargor Partners VIII,
Long Bar Pointe, Rezone/Aqua By The Bay (dts#20150224, MEPS
000451)

Case Planner:Stephanie Moreland

To correct the following paragraph to indicate no access to 86th Street West. Correction shown in strike through format below and in staff report:

LDC Section 1001.1.C, requires a second means of access for residential developments or parts of phases containing more than one hundred (100) residential dwelling units. The General Development Plan shows six access points connecting El Conquistador Parkway ~~and one connecting 86th Street West~~. There are interior access points proposed for each phase.

To correct the following paragraph to indicate strikethrough language updated.

The Southwest Florida Water Management District does not consider secondary impacts to wetlands to be adverse if permanent buffers with a minimum width of 15 feet and an average width of 25 feet are established abutting those wetlands that remain in the permitted design (SWFWMD Basis of Review, Section 3.2.7). Thus, Comp Plan policies 3.3.1.5 and 3.3.1.6 require a larger buffer than that currently required by the SWFWMD. Based on the information presented above, we find the proposed project, including the proposed 50-foot variable width buffer as shown in Attachments 3 and 4, to be consistent with these policies. believe the proposed 50-foot variable width buffer provides an ecological benefit by preserving more of the existing native upland habitat than would be preserved by a uniform-width buffer. However, despite this opinion, the Comp Plan allows a variable width buffer only “where site specific conditions and physical constraints, which are not self-created, do not allow the application of a uniform-width wetland buffer.” The Applicant has not disclosed, nor are we aware of, any site specific conditions or physical restraints that would preclude the application of a uniform-width buffer; therefore, we find the proposed project to be inconsistent with these policies.