



DISCUSSION ITEM

TO: Town Commission

PREPARED BY: Lorraine Peterson, Development Director

AGENDA DATE: January 10, 2023

TOPIC: Wetland Transitional Zone

REQUESTED ACTION: To reduce the 200 feet wetland transitional boundary to 30 feet for parcel 27-28-29-000000-022220 located at 27899 US Hwy 27, Dundee, FL – Proposed Auto Zone Store

BACKGROUND:

The Town of Dundee Land Development Code reference that the 200 feet boundary around a wetland protection zone can be reduced by the Town Commission if the applicant is able to demonstrate that the wetland can be protected with a smaller transitional zone. Please see narrative on page two of this document.

SECTION 5.03.03

5.03.03 – Protection Zones Established

- (B) *Wetland transitional zone.* There is hereby created a wetland transitional zone adjacent to each wetland protection zone. The transitional zone is an area having a direct ground or surface water influence and [which] functions as a buffer between wetlands and development. The purpose of the transitional zone is to minimize the adverse effects of development upon the wetland itself. This zone shall encompass all land within 200 feet of the boundary of the wetland protection zone unless the applicant is able demonstrate to the town commission's satisfaction that the functions of the wetland can be protected with a smaller transitional zone. In no case, however, shall a transitional zone of less than 30 feet be approved.

PROPOSED AUTO ZONE NARRATIVE:

Dear Staff,

We respectfully request from Town Council the permission to reduce the wetland transitional zone from 200' to 30' as permitted in Section 5.03.03(B) of the Dundee Land Development Code.

For reference, please see the attached proposed site plan both with and without an aerial map. Looking at the aerial map, it is clear that the existing building did not observe the 200-foot transitional area, nor do the permitted developments to the north and south of our project. It is also clear the 200-foot transitional zone renders this site unbuildable. A more appropriate distance for a wetland buffer or transitional zone of 30 feet is allowed by your code and falls within the general standards of other regulatory and environment protection jurisdictions, such as SWFWMD requires a 25-foot setback.

Our proposed development would not encroach into the 30-foot transitional zone which would remain vegetated and provide a buffer wildlife within the wetland.

CONCEPT PLAN

