



March 26, 2021

Kyle Brotherton
City of Clearwater Long Range Planning Division
100 S Myrtle Ave
Clearwater, FL 33756

**RE: Aventon Clearwater Multi-Family
 Zoning Preservation Modification
 24479 US Highway (FLS2020-10036)**

Dear Mr. Brotherton,

Please accept this submittal package as a request to modify the existing zoning preservation line on the east side of the proposed Aventon Multifamily Development to match the SWFWMD approved Jurisdictional Boundary as staked in by Thomson Environmental and reviewed in the field by SWFWMD and the FDEP. The JD line is shown on the attached specific purpose wetland survey by MRIC Spatial. The attached zoning modification plan shows the existing preservation zoning shaded in blue, the JD wetland boundary is shown with the grass hatch, and the average wetland buffer line is shown with a dark blue line.

Per Section 3-907 of the Clearwater Community Development Code, the proposed development will provide a 25' vegetative buffer. The buffer will be reduced at some locations by not more than 1/3 by providing additional width in another portion of the buffer. Both the 25' wetland buffer line and 16.67' wetland buffer line (1/3 reduction) have been shown on both the Zoning Modification and Wetland Buffer exhibits. The Wetland Buffer Exhibit shows the average wetland line in red, the wetland buffer with a green hatch, and the provided wetland buffer with a blue line. Both the wetland line and provided wetland buffer line are included as part of the Final Plat.

Please find the following attachments to support his request:

- Specific Purpose Wetland Survey
- Preservation Zoning Modification Plan
- Wetland Buffer Exhibit
- CAD with surveyed JD Line

Should you have any questions regarding any of the comments addressed above, please do not hesitate to contact me at 813-620-1460 or Matt.femal@kimley-horn.com and respectively.

Sincerely,

Matthew Femal, P.E.
Project Manager