

***Board of County Commissioners***

**Conservation Area Impact  
Permit Application**

**CAI-17-02-003**

**Applicant: DCS Real Estate Investments IV LLC**

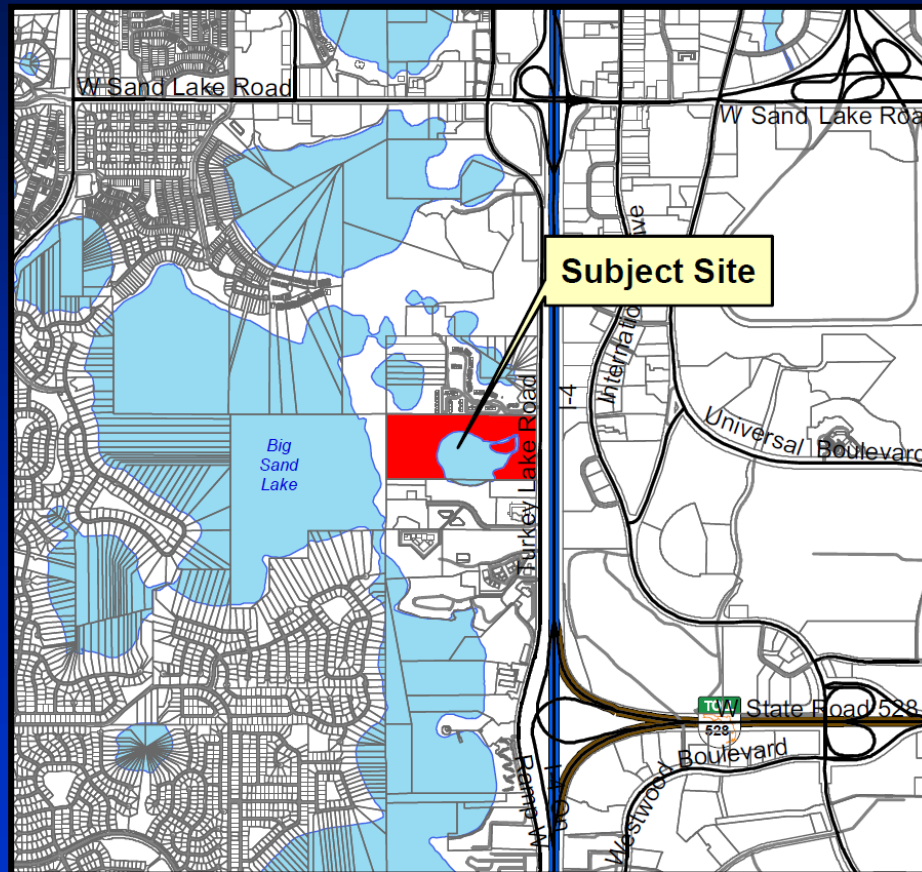
**National Spa & Resort Project Site**

**May 22, 2018**



# Location Map

9200 Turkey Lake Road

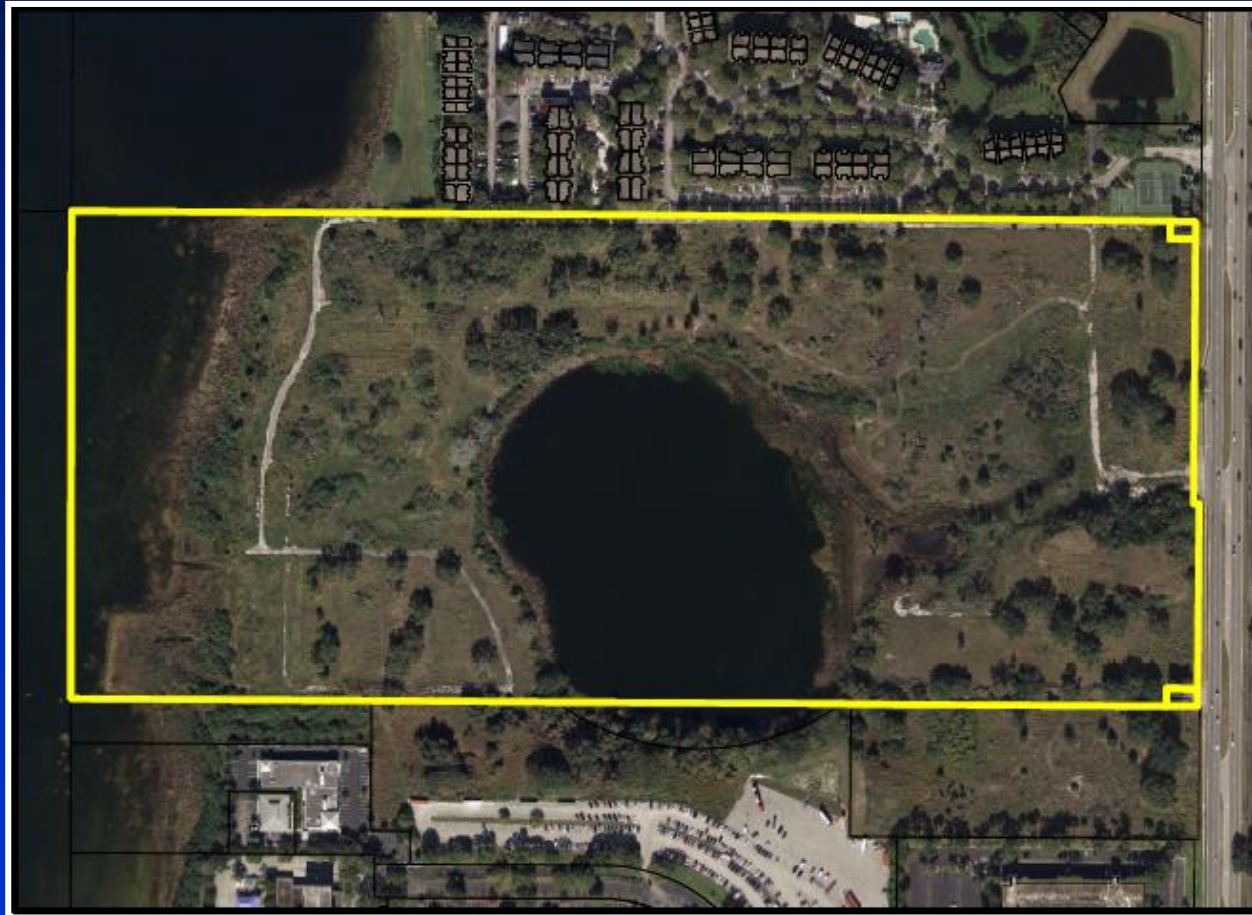


Parcel IDs: 02-24-28-0000-00-005, 02-24-28-0000-00-030 & 02-24-28-0000-00-031



# Aerial Photo

9200 Turkey Lake Road



Parcel IDs: 02-24-28-0000-00-005, 02-24-28-0000-00-030 & 02-24-28-0000-00-031





# Existing Conditions



**Boo Boo Lake**



**Big Sand Lake Wetland Fringe**



# Site Plan – Impacts

## Legend

National Spa & Resort

Boo Boo Lake 96.1 NAVD NHWE

Big Sand Lake Wetland Limits

Big Sand Lake 89.0' NAVD NHWE

Impact, Wetland, Acreage

Impact #1, Surface Water Fill Impact, 1.12 acres

Impact #2, Surface Water Dredge Impact, 2.34 acres

Impact #3, Surface Water Fill Impact, 0.44 acre

Impact #4, Surface Water Dredge Impact, 2.20 acres

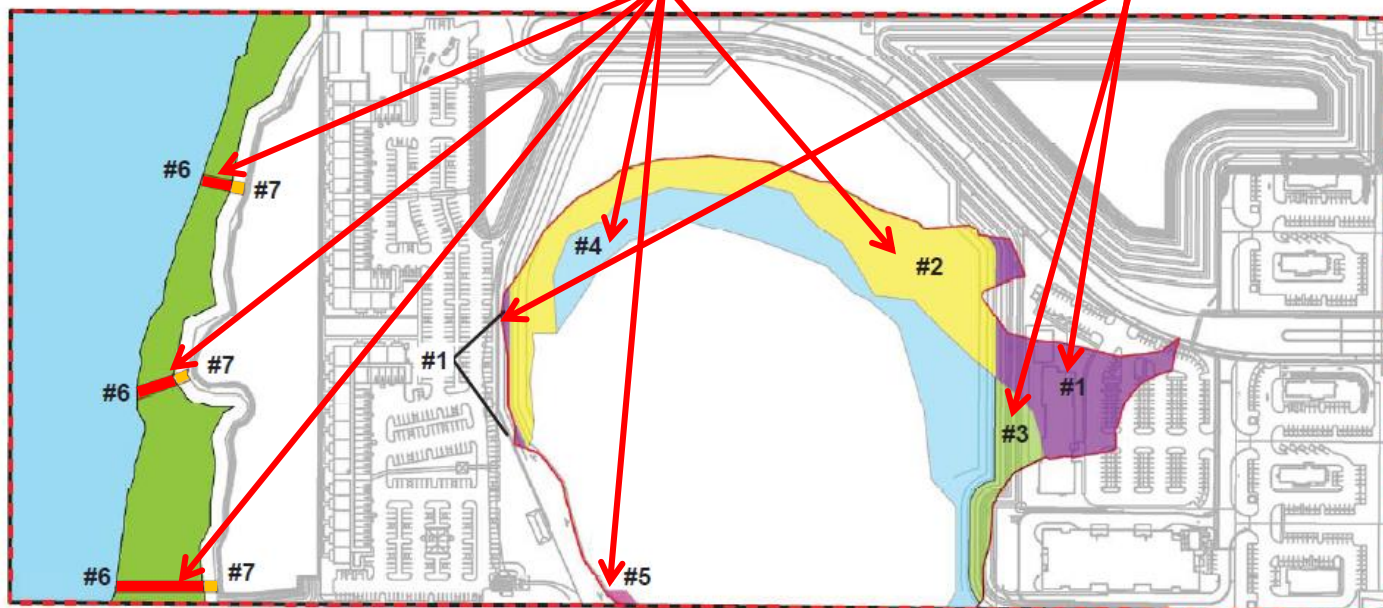
Impact #5, Surface Water Dredge Impact, 0.03 acre

Impact #6, Freshwater Marsh Dredge Impact, 0.13 acre

Impact #7, Upland Buffer Impact, 0.04 acre

**Dredge Impact  
(4.7 acres)**

**Fill Impact  
(1.56 acres)**







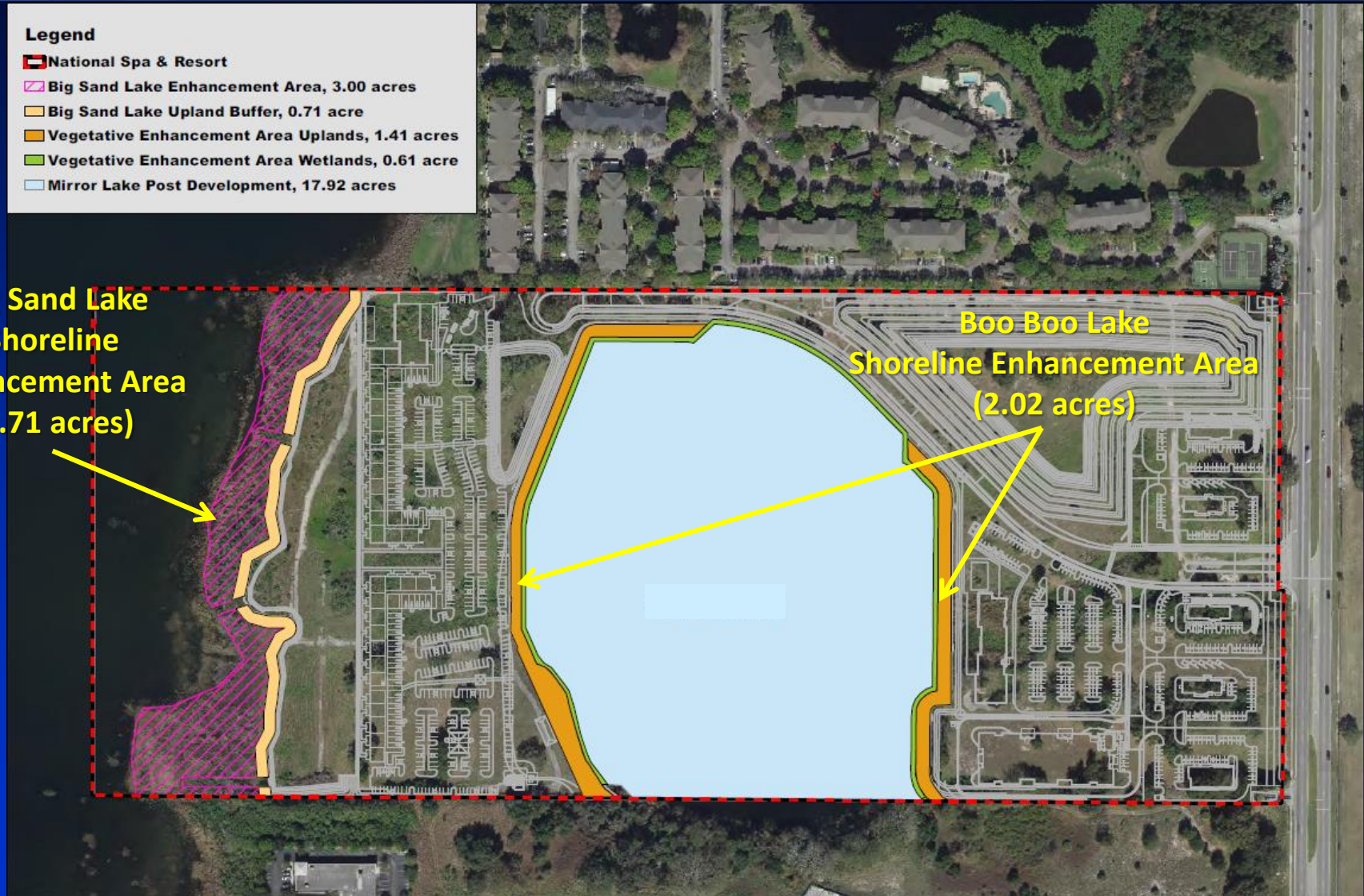
# Site Plan – Onsite Enhancement

## Legend

- National Spa & Resort
- Big Sand Lake Enhancement Area, 3.00 acres
- Big Sand Lake Upland Buffer, 0.71 acre
- Vegetative Enhancement Area Uplands, 1.41 acres
- Vegetative Enhancement Area Wetlands, 0.61 acre
- Mirror Lake Post Development, 17.92 acres

Big Sand Lake  
Shoreline  
Enhancement Area  
(3.71 acres)

Boo Boo Lake  
Shoreline Enhancement Area  
(2.02 acres)





# Considerations

- Project reviewed in accordance with Chapter 15, Article X.
- The applicant is proposing Class I wetland and surface water impacts to construct portions of the proposed hotel with amenities and parking, a self-storage facility, multi-family buildings and stormwater outfalls.
- Based on the documentation and justifications provided by the applicant, the Environmental Protection Division and the Development Review Committee have both confirmed that the proposed site plan allows for reasonable use of the land, and that there are no other feasible or practical alternatives available to further minimize impacts to Class I wetlands and surface waters.
- Mitigation includes the purchase of 1.43 freshwater UMAM mitigation credits from the Shingle Creek Mitigation Bank.
- The applicant will also enhance 0.61 acre of onsite Class I wetlands and 1.41 acres of uplands adjacent to Boo Boo Lake, and 3 acres of Class I wetlands and 0.71 acre of uplands adjacent to Big Sand Lake.



## **Action Requested**

- **Approval of the Conservation Area Impact Permit Application (CAI-17-02-003), subject to the conditions listed in the staff report.**

**District 1**





# Existing Conditions



**Boo Boo Lake**



**Boo Boo Lake (east lobe)**



# Site Plan - Impacts

