



Interoffice Memorandum

February 19, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **David D. Jones, P.E., CEP, Manager**
Environmental Protection Division
(407) 836-1405

SUBJECT: March 12, 2019 – Consent Item
Lake Pickett Cluster Parcels 1-3, Conservation Area Impact
Permit Modification (CAI-18-12-060)

Pulte Home Company, LLC, Lake Pickett Properties, Inc., Benjamin F. Wheeler III, and Evans Groves, Inc., are requesting a Conservation Area Impact (CAI) Permit Modification to authorize 0.02 acre of Class I wetland impacts. The project is located at 18801 Lake Pickett Road, 18951 Lake Pickett Road, Lake Pickett Road, 4910 North Fort Christmas Road, and North Fort Christmas Road. The Parcel ID numbers for the project are: 03-22-32-0000-00-002, 004, 006, 010, 012, 017, 019, 020, 10-22-32-0000-00-003, and 017. The project site is located within the Econlockhatchee River Protection Area, therefore, pursuant to Chapter 15, Article XI, Section 15-442(f), upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for all Class I and II conservation areas.

On July 7, 2017, CAI Permit #CAI-16-10-043 was issued authorizing impacts to 3.94 acres of Class III wetlands and 3.13 acres of Class III surface waters for residential lots, stormwater ponds, and internal roads associated with a single-family residential subdivision. There were no impacts to the required upland buffer associated with the onsite Class I or II wetlands. The associated Preliminary Subdivision Plan (PSP-16-08-289) was approved by the Board on July 6, 2017. CAI Permit #CAI-16-10-043 is still valid. To date, the wetland and surface water impacts have not been completed.

CAI Permit #CAI-16-10-043 also approved a mitigation plan that includes the onsite preservation of 38.47 acres of wetlands and 4.50 acres of associated upland buffers. Additionally, 16.57 acres of upland buffers (not part of the required mitigation for impacts) will be preserved, of which 2.67 acres adjacent to Lake Pickett will be converted from agricultural ditches to uplands and restored with native plantings. To date, the approved mitigation plan has not been implemented.

The applicant is requesting an additional 0.02 acre of Class I wetland impacts in order to install a box culvert under Lake Pickett Road. The modification also includes 0.03 acre of additional secondary wetland impacts. Finally, the applicant proposes 0.10 acre of upland buffer impacts for stormwater discharge structures. Staff has determined that

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the mitigation plan approved in CAI Permit #CAI-16-10-043 adequately offsets the minor additional impacts associated with the box culvert installation.

Staff has evaluated the permit modification request in accordance with Orange County Code, Chapter 15, Article X (Wetland Conservation Ordinance) and Article XI (Econlockhatchee River Protection Ordinance). Pursuant to Chapter 15, Article X, Section 15-396(3), the removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit.

Based on the documentation and justifications provided by the applicant, staff has determined 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.

There has been no enforcement action taken by the Environmental Protection Division (EPD) on the subject property.

Pursuant to Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance, EPD staff has evaluated the proposed Conservation Area Impact Permit application and required documentation, and recommends approval.

ACTION REQUESTED: **Approval of Conservation Area Impact Permit Modification No. CAI-18-12-060 for Pulte Home Company, LLC, Lake Pickett Properties, Inc., Benjamin F. Wheeler III, and Evans Groves, Inc. District 5**

JWW/DJ: mg
Attachments

Conservation Area Impact Permit Modification



Conservation Area Impact Permit Modification

CAI-18-12-060


District #5

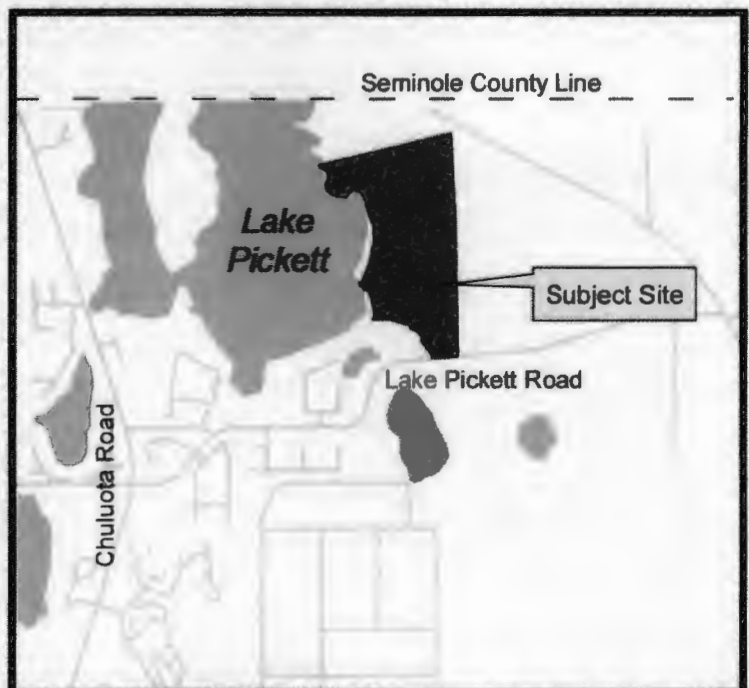
Applicants: Pulte Home Company, LLC
Lake Pickett Properties, Inc
Benjamin F. Wheeler III
Evans Groves, Inc.

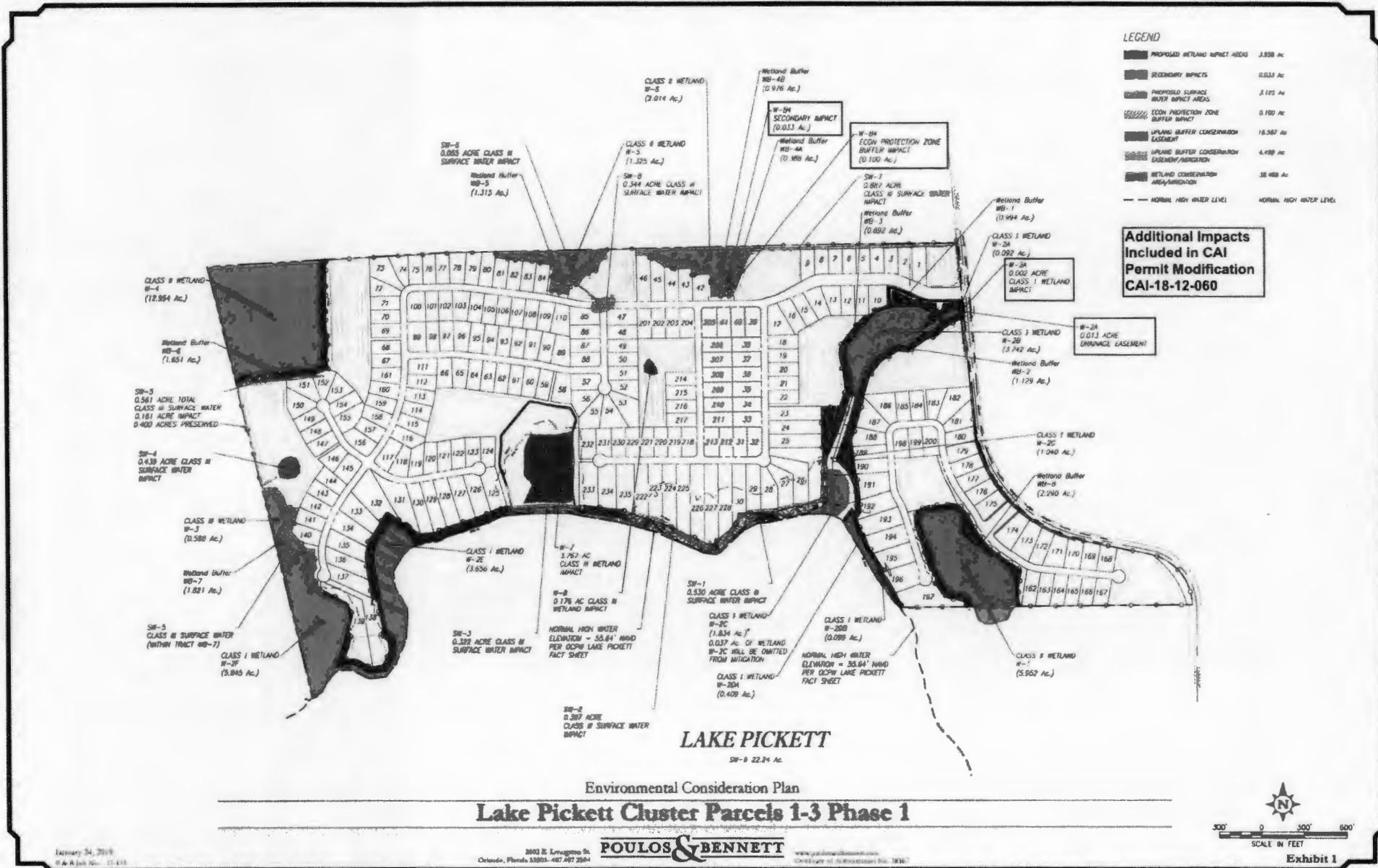
Address: Lake Pickett Road

Parcel ID: Numerous

Project Site 

Property Location 





LEGEND

- PROPOSED WETLAND IMPACT AREAS 3,858 Ac
- SECONDARY IMPACTS 0,533 Ac
- PROPOSED SURFACE WATER IMPACT AREAS 3,175 Ac
- ECCH PROTECTION ZONE SURFACE IMPACT 0,180 Ac
- UPLAND BUFFER CONSERVATION EASEMENT 16,567 Ac
- UPLAND BUFFER CONSERVATION EASEMENT/ADJACENT 4,499 Ac
- WETLAND CONSERVATION AREA/ADJACENT 38,488 Ac
- NORMAL HIGH WATER LEVEL NORMAL HIGH WATER LEVEL

Additional Impacts Included in CAI Permit Modification CAI-18-12-060

W-2A 0.013 ACRE DRAINAGE EASEMENT

LAKE PICKETT
SW-D 22.24 Ac

Environmental Consideration Plan
Lake Pickett Cluster Parcels 1-3 Phase 1

POULOS & BENNETT

January 24, 2019

2840 E. Livingston St.
Ocala, Florida 32805-4672 352-241-2844

www.poulosandbennett.com
City of Ocala, Florida, 2018



Exhibit 1