



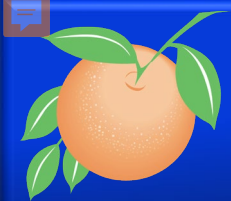
Board of County Commissioners

**Conservation Area Impact Permit
Application**

CAI-22-06-047

**Applicants: Travis J. Engler Life Estate and Travis Engler
Revocable Living Trust**

November 14, 2023



Location Map

Waunatta Court, Winter Park, FL 32792

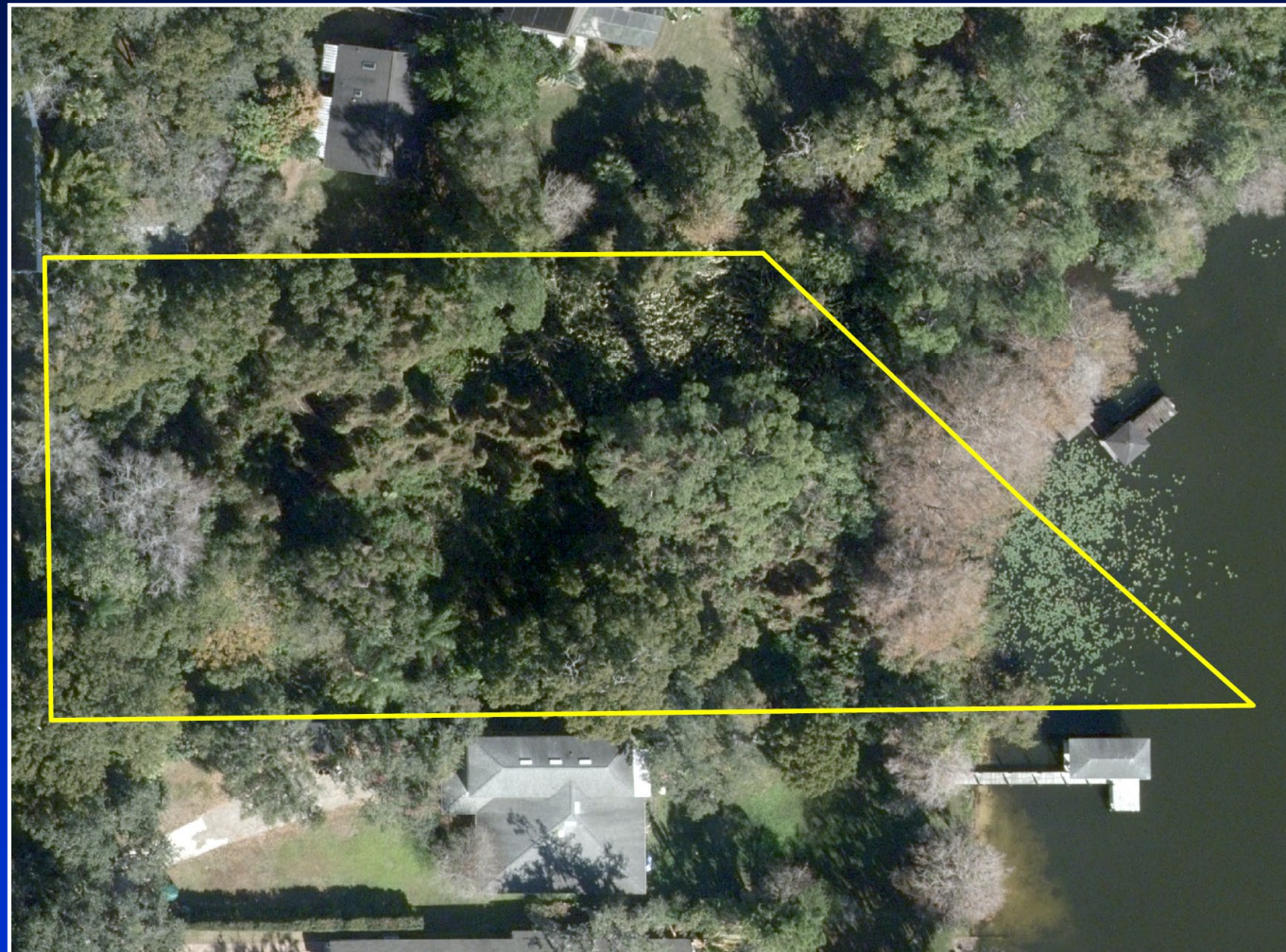


Parcel ID No.: 02-22-30-0000-00-073



Aerial Photo

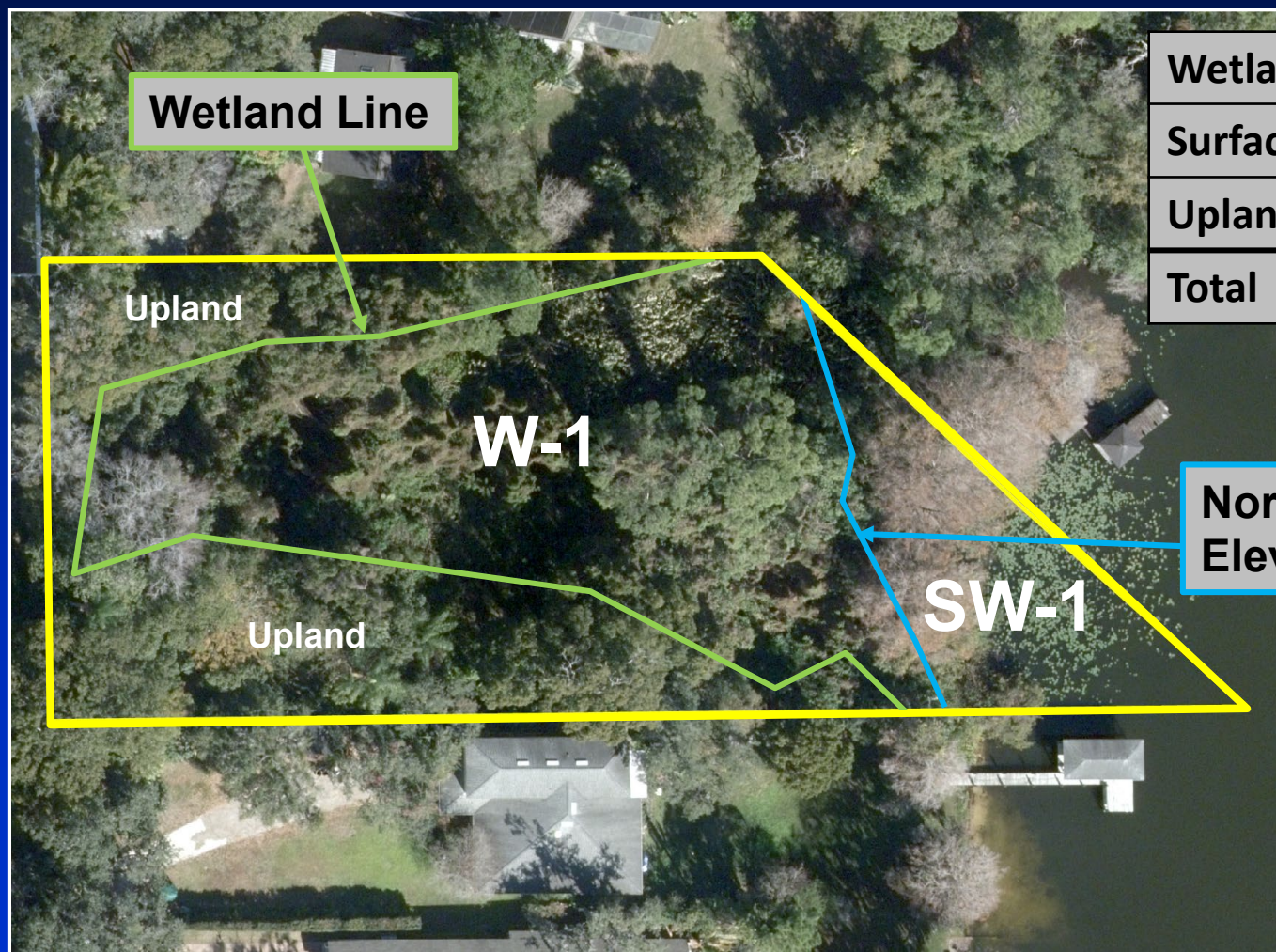
Waunatta Court, Winter Park, FL 32792



Parcel ID No.: 02-22-30-0000-00-073



Existing Conditions



Wetland (W-1)	0.59 ac.
Surface Water (SW-1)	0.19 ac.
Upland	0.45 ac.
Total	1.23 ac.

**Normal High Water
Elevation Line**



Existing Conditions



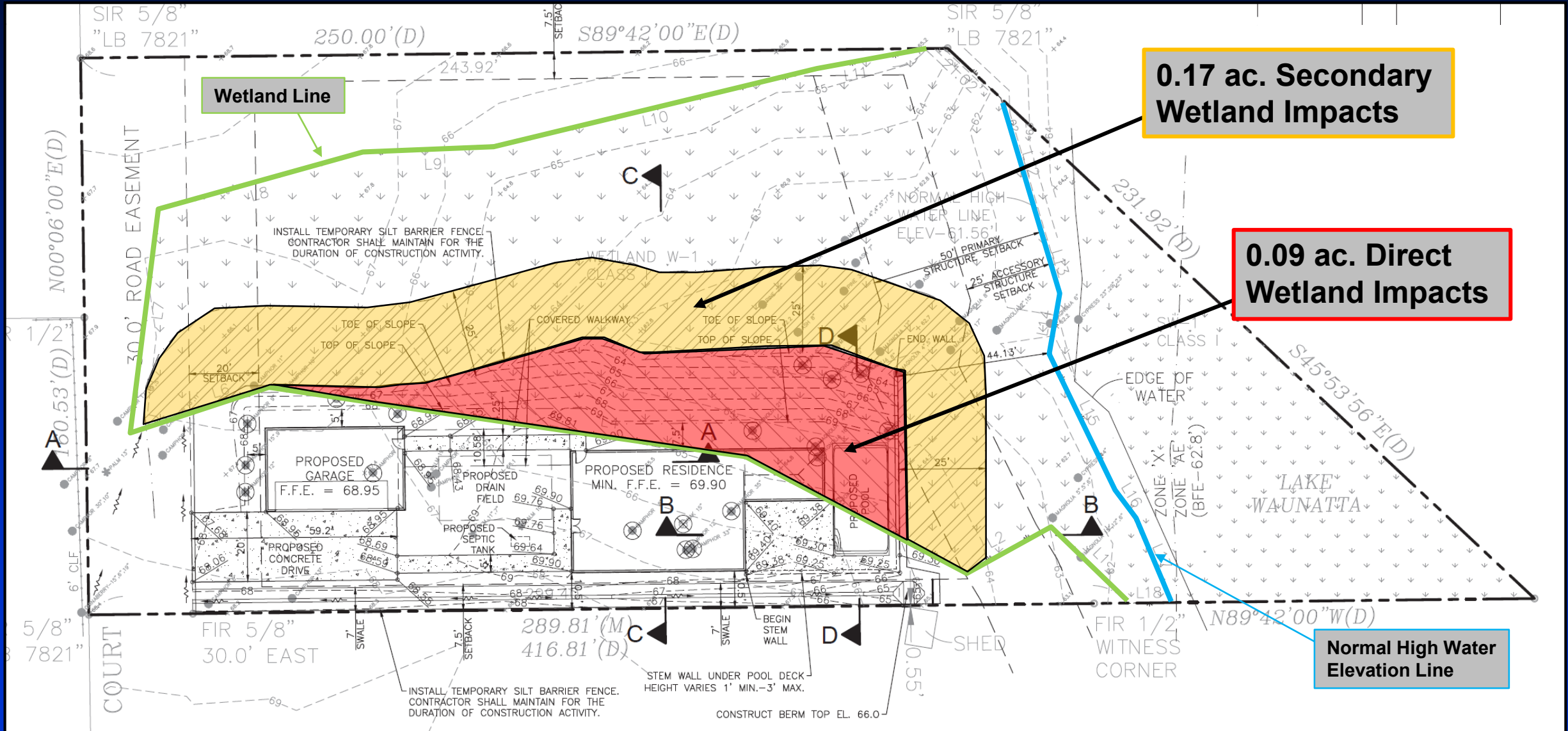


Background

- On August 19, 2008, the Board authorized CAI Permit 08-005; issued to a previous property owner.
- The permit authorized 0.19 acre of Class I wetland impacts on the subject parcel to construct a single-family residence.
- Construction was never initiated, and CAI 08-005 expired in 2013.



Current Site Plan



0.17 ac. Secondary Wetland Impacts

0.09 ac. Direct Wetland Impacts

Normal High Water Elevation Line



Impact Summary

Permit No.	Direct Class I Wetland Impacts
CAI 08-005 (expired permit)	0.19 acre
CAI 22-06-047 (current request)	0.09 acre



Mitigation

- To offset the 0.09 acre direct wetland impacts and the 0.17 acre secondary wetland impacts, the applicants have proposed to purchase 0.06 mitigation bank credits from the TM-Econ Mitigation Bank, Phases 1-3, which is located in Orange County.
- EPD has determined that the mitigation is appropriate and sufficient to offset adverse impacts to wetlands that will occur as a result of the project.



Chapter 15, Article X – Review Criteria

- Pursuant to Section 15-362(5), where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that any alteration or development affecting such lands should be so designed and regulated so as to **minimize or eliminate any impact** upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required.
- Pursuant to Section 15-396(3)(a), 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**.



Chapter 15, Article X – Review Criteria

- The applicants have designed the site to avoid and minimize impacts to Class I wetlands to the greatest extent practicable within the constraints of the available space.
- Direct impacts to Class I wetlands have been limited to the southernmost portion of W-1 where nuisance/exotic vegetation is dominant.
- Therefore, impacts to the overall environmental productivity of the Class I wetlands is anticipated to be minimal, and the applicants will offset any adverse impacts with appropriate mitigation.



Finding

- EPD staff has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Sections 15-362(5) and 15-396(3)(a) and recommends approval of the CAI Permit No. CAI-22-06-047, subject to the conditions listed in the staff report.



Action Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-22-06-047 for Travis J. Engler Life Estate and Travis Engler Revocable Living Trust, subject to the conditions listed in the staff report. District 5**