



AGENDA ITEM

January 15, 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 Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1405

SUBJECT: February 12, 2019 – Consent Item
Pacific Homes, LLC, Conservation Area Impact Permit No. CAI-18-08-044

The applicant, Pacific Homes, LLC, is requesting a Conservation Area Impact (CAI) Permit in order to construct portions of two single-family residences and associated access roads. The project site is located within the Econlockhatchee River Protection Area.

The project site is comprised of two adjacent parcels, located at 2030 and 2042 Rouse Lake Road, in east Orange County, Section 16, Township 22 South, Range 31 East. The parcel identification numbers for the two lots are 16-22-31-4726-00-010 and 16-22-31-4726-00-011, respectively. The project site is located in District 5.

The site is located within the Econlockhatchee River Protection Area and pursuant to Section 15-442(f) Orange County Code, upland buffers averaging 50 feet in width with a minimum of 25 feet in width shall be required for all Class I and II conservation areas.

The project site totals 1.06 acres in size with 0.23 acre of Class I wetlands and 0.5 acre of required upland buffer identified onsite. Onsite wetlands are located in the front and rear of the lots with an upland pocket separating the wetland areas. Wetlands are also located along the southern edge of the 2042 Rouse Lake Road parcel.

The applicant is proposing an encroachment of 0.21 acre into the required upland buffer and 0.017 acre of Class I wetland impacts in order to construct the two private residences.

Page Two

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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, the Environmental Protection Division (EPD) 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.

As mitigation for the wetland and upland buffer impacts, the applicant proposes to purchase 0.01 wetland credits from the TM-Econ Mitigation Bank. In order to address secondary impacts to wetlands associated with the proposed development plan, split rail fencing and conservation area signage will be installed along the edge of the remaining wetland areas where a sufficient buffer was not provided.

There has been no enforcement action taken by 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 CAI permit application and required documents, and recommends approval.

ACTION REQUESTED: Approval of Conservation Area Impact Permit No. CAI-18-08-044, Pacific Homes, LLC. District 5

JWW/DJ: mg
Attachments

Conservation Area Impact Permit Request



Conservation Area Impact Permit Application Request District #5

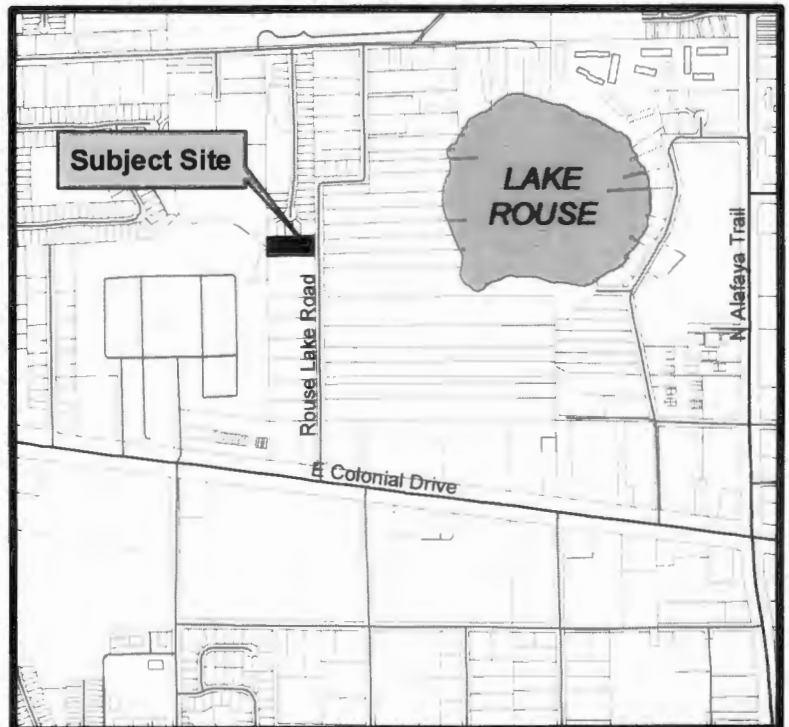
Applicant: Pacific Homes, LLC

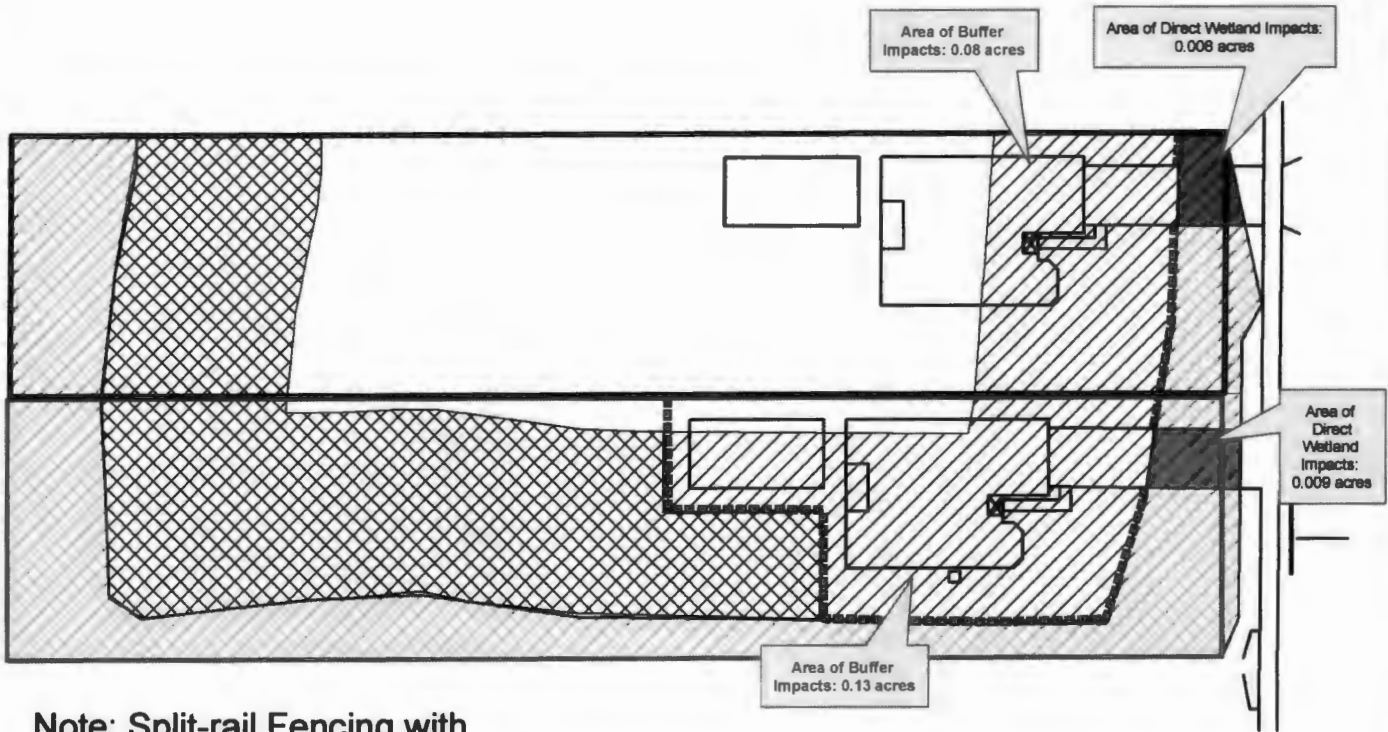
Parcel ID's: 16-22-31-4726-00-010
16-22-31-4726-00-011

Permit No.: CAI-18-08-044

Project Site 

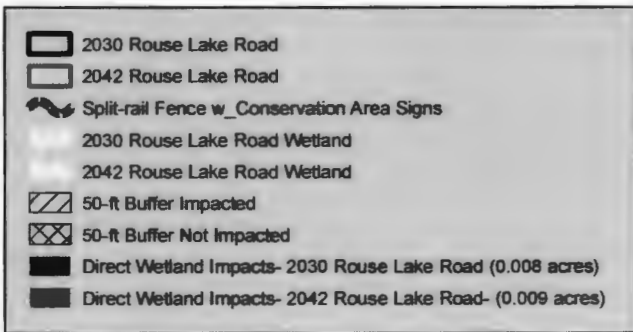
Property Location 



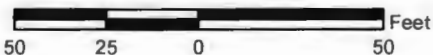


Note: Split-rail Fencing with Conservation Area Signs to be Installed

Note: No Alteration to occur within un-impacted Upland Buffers



2030 & 2042 Rouse Lake Road
CAI Permit Map (CAI-18-08-044)
Section 16, T22S, R31E
Orange County, Florida



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