

Board of County Commissioners

**Conservation Area Impact Permit
Application**

CAI-23-09-043

Applicant: Correct Craft Real Estate, LLC

December 3, 2024



Location Map

14700 Aerospace Parkway, Orlando



Parcel ID No.: 06-24-32-1500-01-000



Aerial Photo

14700 Aerospace Parkway, Orlando



Parcel ID No.: 06-24-32-1500-01-000

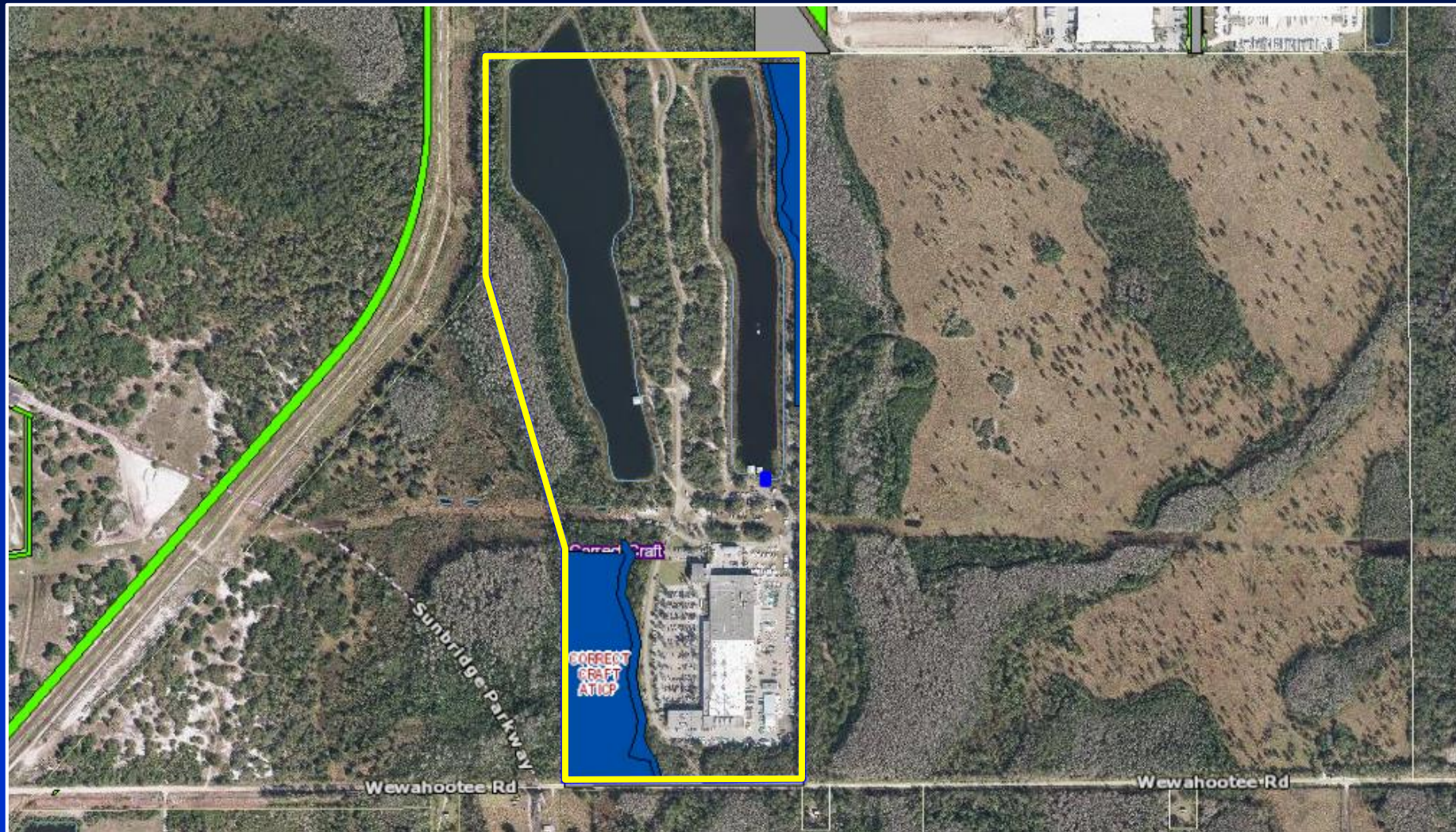


Background

- On July 12, 2006, EPD issued Conservation Area Impact Permit (CAI) #05-102 to the applicant for impacts to 0.75 acre of Class I wetlands and 0.95 acre of required upland buffer for an entrance road to their facility.
- Mitigation included the onsite preservation of 13.15 acres of wetlands and 3.26 acres of upland buffer, and the purchase of 1.60 credits from the TM-Econ Mitigation Bank, Phases I-III.
- As a condition of the permit, the onsite preservation areas were placed into a conservation easement.



Aerial Photo





Current Request

- On September 14, 2023, EPD received a new application for a CAI Permit to impact a portion of wetland that was previously placed into a conservation easement.
- The applicant is proposing 0.17 acre of direct impacts and 0.38 acre of secondary impacts to Class I wetlands in order to expand and improve a roadway.
- The impacts are proposed on the north side of Wewahootee Road near the future intersection with Sunbridge Parkway.
- The applicant states that the impacts are necessary for the roadside slopes and swales and to comply with the design standards of the City of Orlando and the Florida Department of Transportation.
- The project is being reviewed under the prior version of Article X, since the application was received prior to the effective date of June 1, 2024.



Site Plan



**0.17 acre
direct impacts**



**0.38 acre
secondary impacts**

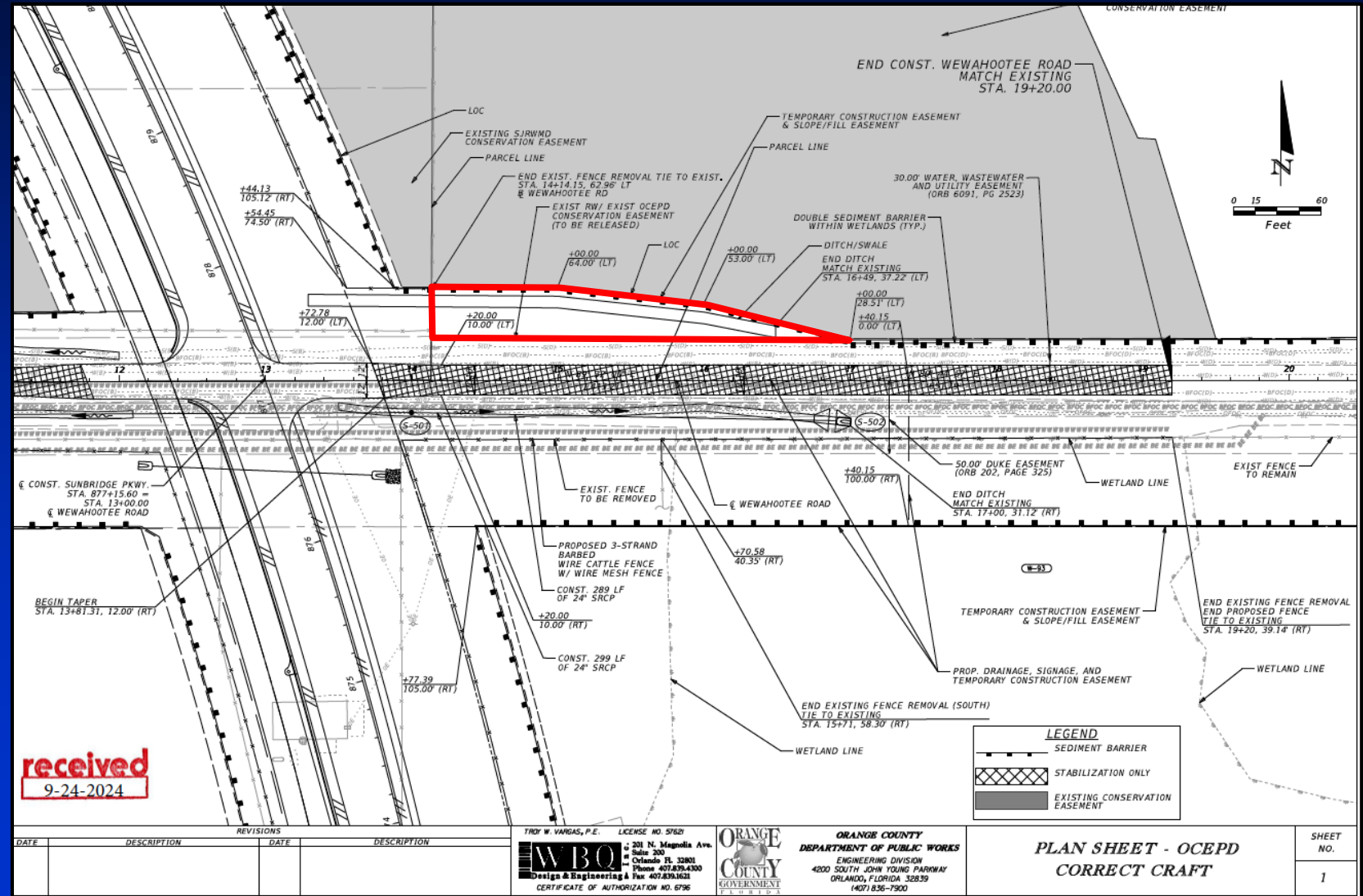




Site Plan



0.17 acre
direct impacts





Existing Conditions





Mitigation

- **As mitigation for the proposed impacts, the applicant has proposed to purchase 0.17 credit at Lake X Mitigation Bank, located in Osceola County, which services the project area.**
- **The proposed mitigation includes offsetting the loss of wetland function within the conservation easement impact area, previously preserved in CAI Permit #05-102, in addition to the new proposed wetland impacts.**
- **EPD has determined that the mitigation is appropriate and sufficient to offset adverse impacts to wetlands that will occur as a result of the proposed project.**



Review Criteria

- Pursuant to Orange County Code, Chapter 15, Article X, 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.”
- Additionally, 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. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. 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.”



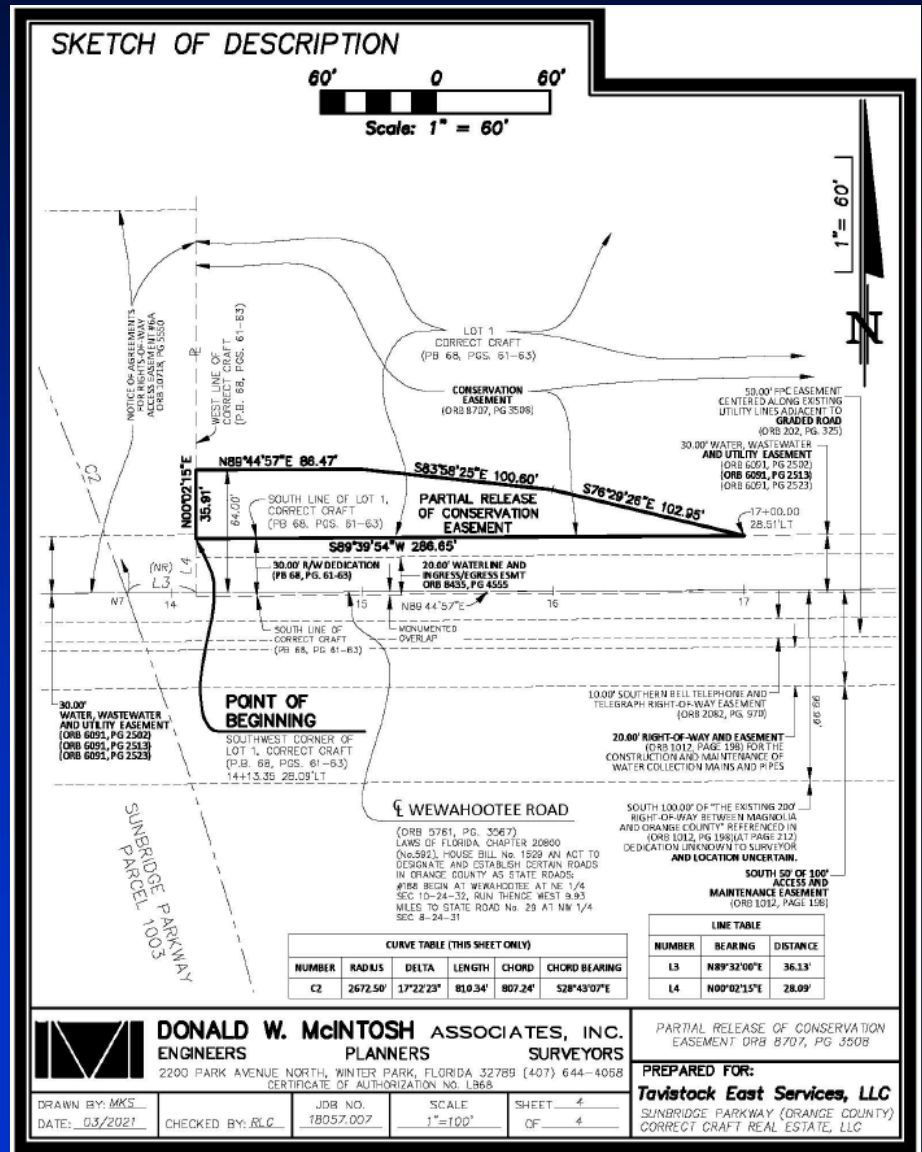
Review Analysis

- The project area directly abuts Wewahootee Road and its associated roadside ditches, which have affected the wetland area proposed for impact.
- During permitting in 2006, the subject wetland was a mixed forested system, but it has since changed to a shrub system due to edge-effect factors along Wewahootee Road that have negatively altered the vegetative structure and the functionality of the wetland.
- Currently, the vegetative community composition of the impact area consists primarily of invasive and exotic species.
- Additionally, no imperiled species have been documented within the impact area.
- Based on the documentation and justifications provided by the applicant, EPD staff has determined that the applicant has demonstrated the proposed site plan allows for reasonable use of the land, that there are no other feasible or practical alternatives available to further minimize or eliminate impacts to the Class I wetlands, and therefore the request meets the criteria for approval.



Partial Release of Conservation Easement

- This CAI permit application is being reviewed concurrently with a partial release of conservation easement (Document No. 20060404917) being processed through the Real Estate Management Division.





Annexation

- EPD received the CAI application on September 13, 2023, when the parcel was still within unincorporated Orange County. The property has since been annexed into the City of Orlando.
- Since the application came in prior to the annexation and the project involves the release of a portion of a CE related to a prior County permit, EPD and the applicant agreed to complete the wetland permitting for this project through Orange County.
- The future roadway construction permitting will be handled through the City of Orlando.
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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 CAI Permit No. CAI-23-09-043.



Actions Requested

- **Approval and execution of Partial Release of Conservation Easement by Orange County and authorization to record instrument for Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043. District 4. (Real Estate Management Division)**
- **Acceptance of the findings and recommendation of the Environmental Protection Division (EPD) staff and approval of Conservation Area Impact Permit CAI-23-09-043 for Correct Craft Real Estate, LLC, subject to the conditions listed in the staff report. District 4. (Environmental Protection Division)**