



Interoffice Memorandum

October 17, 2023

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

FROM: Andres Salcedo, P.E., Acting Director
Planning, Environmental, and Development
Services Department

**CONTACT PERSON: Renée H. Parker, LEP, Manger, Environmental Protection Officer
Environmental Protection Division
(407) 836-1420**

SUBJECT: November 14, 2023 – Public Hearing
Travis J. Engler Life Estate and Travis Engler Revocable
Living Trust, Conservation Area Impact Permit Application No.
CAI-22-06-047

The applicants, Travis J. Engler Life Estate and Travis Engler Revocable Living Trust, are requesting a Conservation Area Impact (CAI) Permit to authorize 0.09 acre of direct impacts to Class I wetlands to construct a single-family residence with associated infrastructure. The project site is located on Waunatta Court, Winter Park, FL 32792. The parcel ID No. is 02-22-30-0000-00-073. The subject property is located in District 5.

The 1.23 acre subject parcel is comprised of 0.45 acre of uplands, 0.59 acre of Class I wetlands (W-1), and 0.19 acre of Class I surface waters (Lake Waunatta). W-1 is comprised of a mostly native, appropriate tree canopy; however, the trees are covered by nuisance/exotic vines throughout much of the wetland. The understory is comprised of a combination of mostly nuisance/exotic species with some appropriate native vegetation. The subject parcel is surrounded by single-family residences and the majority of the other shoreline parcels on Lake Waunatta are also comprised of single-family residences.

The subject parcel has some prior permitting history. On August 19, 2008, the Board authorized CAI Permit 08-005, which was subsequently issued to a previous property owner on September 9, 2008. The permit authorized 0.19 acre of Class I wetland impacts on the subject parcel to construct a single-family residence. However, construction was never initiated, and CAI 08-005 expired in 2013.

Due to limiting factors affecting development of the site for even a single-family residence, including the size and shape of the parcel, limited contiguous upland area, and existing elevations, the applicants are requesting 0.09 acre of direct impacts to W-1. Additionally, an upland buffer cannot be provided between the proposed home and W-1, therefore, 0.17 acre of secondary impacts will also be assessed. To minimize adverse effects to the remaining wetland on the northern side of the residence, the applicants will plant the backslope of the elevated house slab with appropriate vegetative cover to provide a more natural transition down to the wetland. No impacts are proposed to Lake Waunatta, and the closest extent of grading/clearing to the lake is approximately 44-feet landward of the Normal High Water Elevation (NHWE). The applicants will install sediment and erosion

control measures to prevent sediment or construction debris from affecting the remainder of W-1 or Lake Waunatta during construction.

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 Uniform Mitigation Assessment Method 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 proposed project.

EPD staff has evaluated the proposed impacts and site plan in accordance with the applicable 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. 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. 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 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. Additionally, the 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.

Notification of the public hearing was sent via electronic correspondence to the applicants and their agent. Notification of adjacent property owners is not required.

Staff Findings and Recommendation

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 below.

Specific Conditions:

1. This permit shall become final and effective upon expiration of the 30-calendar day period following the date of rendition of the Board's decision approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any timely filed petition or other challenge shall stay the effective date of this permit until the petition or other challenge is resolved in favor of the Board's decision.
2. The operational phase of this permit is effective upon the completion of construction and continues in perpetuity.

3. The wetland impacts must be completed in accordance with the 'Site Development Plan' (sheet no. C-1) and 'Cross Sections and Details' (sheet no. C-2), prepared by Hudak Engineering, Inc., dated as received by Environmental Protection Division (EPD) on August 18, 2023. Requests for permit extension must be submitted to EPD prior to the expiration date.
4. Mitigation for direct and secondary impacts to W-1 includes the purchase of 0.06 Uniform Mitigation Assessment Method mitigation credits from the TM-Econ Mitigation Bank, Phases 1-3.
5. In the event that the permittees do not successfully complete the transaction to obtain the requisite 0.06 credits from the TM-Econ Mitigation Bank Phases 1-3, the permittees shall obtain a permit modification from the Environmental Protection Officer to provide alternative mitigation for the wetland impacts prior to construction plan approval.
6. Upon completion of grading of the backslope between the proposed residence and remainder of W-1, the backslope will be replanted pursuant to the 'Wetland Buffer Landscape Plan' (sheet no. L100) and 'Landscape Details and Specs.' (sheet no. L200), prepared by Landscape Dynamics, dated as received by EPD on August 18, 2023.
7. Prior to any filling within the 100-year flood zone, a Flood Plain Permit is required from the Orange County Stormwater Management Division.
8. For projects which disturb one acre or more of land, or which are less than one acre but are part of a larger common plan of development of sale that is greater than one acre, coverage under a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit (CGP) is required. Prior to the start of land disturbing activities, which includes demolition, earthwork and/or construction, the operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit to the Florida Department of Environmental Protection (FDEP) a Notice of Intent (NOI) to obtain coverage under the NPDES CGP pursuant to the requirements of 62-621.300(4)(a) Florida Administrative Code (F.A.C.). As the Operator of the MS4, a copy of the NOI shall also be submitted to the Orange County NPDES Environmental Program Supervisor prior to the start of activities. Copies of the SWPPP, NOI, and FDEP Acknowledgement Letter are to be kept on the project site and made available upon request. Upon completion of all land disturbing activities and after final stabilization of the site is complete, the developer/contractor shall submit to FDEP a Notice of Termination (NOT) to end their coverage under the CGP and provide a copy of the NOT to the Operator(s) of the MS4. A copy of the CGP, NOI and additional information can be found on the FDEP website: <http://dep.state.fl.us/water/stormwater/npdes/construction3.htm>.
9. Turbidity and sediment shall be controlled to prevent off-site, unpermitted impacts and violations of water quality standards pursuant to Rules 62-302.500, 62-302.530(70), and 62-4.242 Florida Administrative Code (F.A.C.). Best Management Practices (BMPs), as specified in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (2013, or most current version), shall be installed and maintained at all locations where there is the possibility of transferring sediment, turbidity, or other pollutants, into wetlands and/or surface waters due to the permitted activities. BMPs are performance based; if selected BMPs are ineffective

or if site-specific conditions require additional measures, then the permittees shall implement additional or alternative measures as necessary to prevent adverse impacts to wetlands and/or surface waters. Turbidity discharging from a site must not exceed 29 NTU over background for Class III waters and their tributaries or 0 NTU over background for those surface waters and tributaries designated as Outstanding Florida Waters (OFW). A copy of the Designer and Reviewer Manual can be found at the following website:
<https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>.

10. Discharge of groundwater from dewatering operations requires approval from FDEP and the applicable Water Management District. The operator/contractor shall obtain an FDEP Generic Permit for the Discharge of Ground Water from Dewatering Operations pursuant to the requirements of 62-621.300(2)(a) and 62-620 F.A.C. and Chapter 403, Florida Statutes (FS). Discharges directed to the County's MS4 require an Orange County Right-of-Way Utilization Permit for Dewatering prior to the start of any discharges.

General Conditions:

11. Subject to the terms and conditions herein, the permittees are hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittees bind themselves and their successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities, including without limitation the performance of the required mitigation, are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holders promptly thereafter.
12. The permittees shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittees shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.
13. Issuance of this permit does not warrant in any way that the permittees have riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittees. In the event that any part of the structure(s) permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittees agree to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.
14. This permit does not release the permittees from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittees or create in the permittees any property right, or any interest in real property, nor does it authorize any entrance upon or

activities upon property which is not owned or controlled by the permittees, or convey any rights or privileges other than those specified in the permit and Chapter 15, Article X of the Orange County Code. If these permit conditions conflict with those of any other regulatory agency, the permittees shall comply with the most stringent conditions. The permittees shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.

15. The permittees are hereby advised that Section 253.77 FS, states that a person may not commence any excavation, construction, or other activity involving the use of sovereignty or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement or other form of consent authorizing the proposed use. Therefore, the permittees are responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
16. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, the permittees shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
17. The permittees shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
18. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to ensure conformity with the plans and specifications approved by the permit.
19. The permittees shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
20. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittees.
21. The permittees agree that any dispute arising from matters relating to this permit shall be governed by the laws of Florida, and initiated only in Orange County.
22. Pursuant to Section 125.022 FS, issuance of this development permit by the County does not in any way create any rights on the part of the applicants to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicants fail to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.
23. Pursuant to Section 125.022 FS the applicants shall obtain all other applicable state or federal permits before commencement of development.

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**

RHP/AS: jk

Attachments

Conservation Area Impact Permit Request



**Conservation Area Impact
Permit Request
CAI-22-06-047
District #5**

Applicants: Travis J Engler Life Estate

Address: Waunatta Court

Parcel ID: 02-22-30-0000-00-073

Project Site

Property Location 



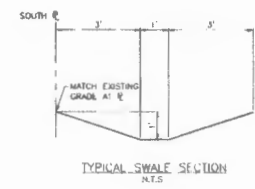
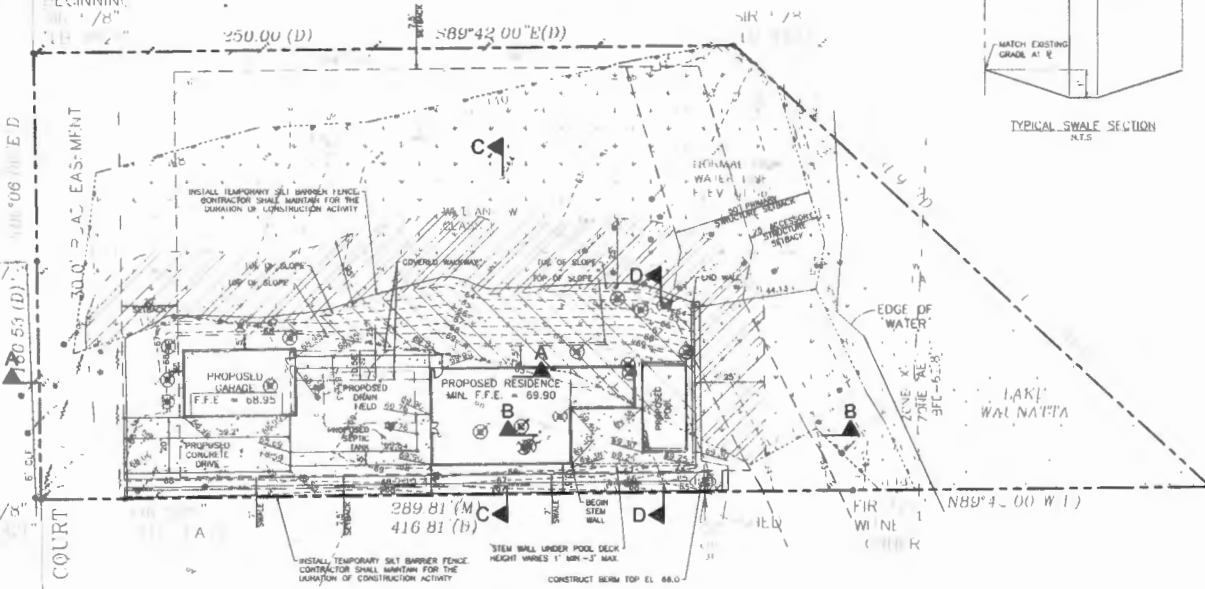
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SITE DATA

EXISTING ZONING	R-1A
FUTURE LAND USE	LDR
OVERALL LOT AREA	1.23 AC.
EXISTING WETLAND	0.59 AC.
EXISTING SURFACE WATER WETLAND	0.19 AC.
EXISTING UPLAND AREA	0.45 AC.
WETLAND IMPACT AREA (FILL)	0.09 AC.
SECONDARY WETLAND IMPACT AREA	0.17 AC.
DEVELOPED AREA	0.31 AC.
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	7.5'
MINIMUM REAR YARD SETBACK	25'
MINIMUM LAKE SETBACK (PRIMARY STRUCTURE)	50' FROM NHWL
MINIMUM LAKE SETBACK (SECONDARY STRUCTURE)	25' FROM NHWL

NOTES:

1. CONCRETE DRIVEWAY SHALL BE 6" MINIMUM THICKNESS 3000 PSI CONCRETE. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED.
2. CONCRETE WALKWAYS SHALL BE 4" MINIMUM THICKNESS 3000 PSI CONCRETE. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED.
3. POOL DESIGN BY OTHERS. FINAL GRADES FOR THE POOL AREA SHALL BE COORDINATED WITH THE POOL CONTRACTOR.
4. THE POOL AREA SHALL HAVE A DECORATIVE FENCE PER CODE (NOT SHOWN ON PLANS).
5. SEPTIC SYSTEM DESIGN BY OTHERS.
6. ALL WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.



LINE	LENGTH	BEARING
L1	31.58	S44°27'34"E
L2	27.00	N61°56'47"E
L3	72.02	S61°43'47"E
L4	75.85	S80°50'07"E
L5	27.76	S80°24'30"E
L6	42.46	N72°40'45"E
L7	25.53	S07°56'32"W
L8	11.02	S75°26'08"W
L9	39.20	S87°57'02"W
L10	96.66	S72°41'06"W
L11	31.20	S80°34'56"W
L12	41.36	S16°26'26"E
L13	18.03	S17°00'55"E
L14	16.86	S10°36'43"W
L15	41.49	S25°59'57"E
L16	7.35	S11°4'40"E
L17	26.37	S23°56'12"E
L18	77	S89°21'13"W

CAD 20-09-175	
UPLAND -	19,518 SF, 0.45 AC
WETLAND W-1 -	25,804 SF, 0.59 AC
WETLAND SW-1	8,796 SF, 0.19 AC
TOTAL	53,518 SF, 1.23 AC

	WETLAND IMPACT AREA (FILL) 3,772 S.F. (0.09 AC.)		WETLAND W-1 CLASS 1
	SECONDARY WETLAND IMPACT AREA 7,265 S.F. (0.17 AC.)		SW-1 CLASS 1

⊗ EXISTING TREE TO BE REMOVED

Digitally signed by
Gregory Hudak
Date: 2023.08.07
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SITE DEVELOPMENT PLAN

REVISIONS
DATE

DESIGN BY	GDH
CHECKED BY	GDH
APPROVED BY	GDH



7772 WAUNATTA COURT
WINTER PARK, FLORIDA 32814

HUDAK ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA LICENSE NO. 12509
1000 W. UNIVERSITY BLVD., SUITE 200
ORLANDO, FLORIDA 32801
(407) 261-1111

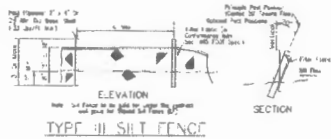
DATE
MAY 2022

SHEET NO.
C-1
1 of 2



Digitally signed by
 Gregory Hudak
 Date: 2023.08.07
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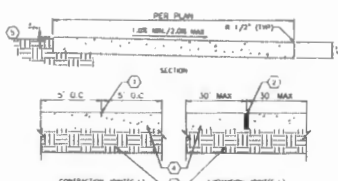
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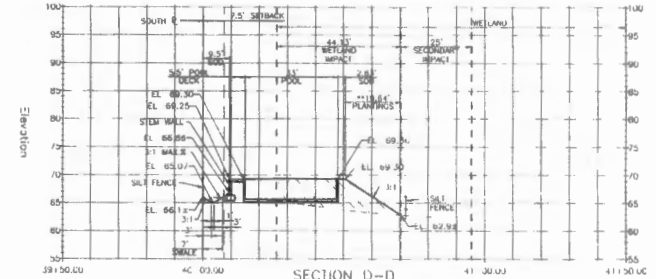
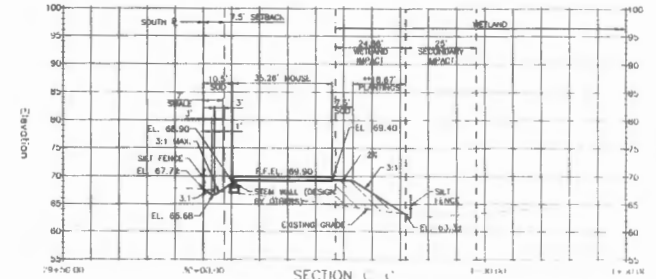
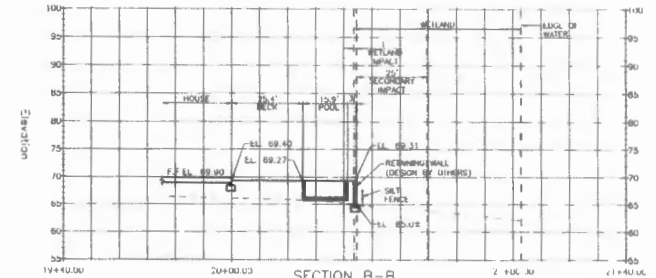
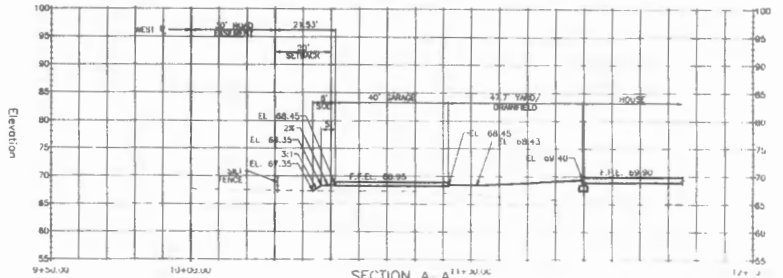
EROSION CONTROL PLAN NOTES:

All erosion control plans shall be conducted by the Contractor and Contractor shall institute all measures necessary to limit the transport of sediments outside the limits of the project, to the extent and amount as their own actions prior to 80% non-erosion of construction. This condition will be satisfied by the final construction plans. Provisions shall be made to protect the integrity and capacity of check walls, sediment basins, slope drains, grading patterns, etc. required to meet the present topographical limits of the construction. Contractor shall provide any silt barriers, silt curtains, silt fences, etc. to comply with the intent of this specification.

- 1. **Working Method**
 No eroded material shall be stockpiled in such a manner as to direct runoff directly off the project site or into any adjacent water body or stormwater collection facility.
- 2. **Silt Barriers**
 The Contractor shall provide "QOT" type silt barriers toward the perimeter of the construction area.
- 3. **Silt Protection**
 Silt curtains and silt fences shall be protected with synthetic fabric to contain all FGD's suspended from sediment basins silt fences until the completion of construction operations that may constitute sediment to the site.
- 4. **Temporary Seeding**
 Areas exposed by the construction operations and that are not set aside to be graded and receive final grading shall be seeded. Seeding shall be completed within 14 days of exposure. The seed shall be 30 lb per acre.
- 5. **Temporary Seeding and Mulching**
 Seeding shall be 30 lb per acre within the category established in 4 above, that additionally receive mulching of high-density 2.0 inch mulch. Mulch shall be applied to the exposed area for a depth of 2.0 inches.
- 6. **Temporary Seeding**
 The amount of seed and mulch shall be determined with respect to assure optimum growth conditions for the establishment of a good grass cover.
- 7. **Temporary Seeding**
 If, after fourteen days, the temporary seeded area does not exhibit a minimum of 75% good grass cover, the area shall be reseeded and mulched until applied sufficient to establish the desired vegetation cover.
- 8. **Silt Barriers**
 All barriers at the project shall be constructed to prevent outside site sediment and shall be maintained during the life of the construction, in order to function properly without the transport of sediments outside the limits of the project.
- 9. **F.D.D. Standards**
 All barriers and silt protection shall conform to "QOT" type "100".



- KEYNOTES**
1. 1" DEEP 1/8" TYPED JOINT
 2. PREMOULDED EXPANSION JOINT FILLER STRIP & JOINT SEALER 3/4" x 3/4" x 10'0" L
 3. 4" COMPRESSED SANDFILL TO 95% OF MAXIMUM DENSITY PER AASHTO T 190
 4. 2000 P.S.I. CONCRETE (4" MIN. THICKNESS)
 5. FINISHED GRADE (FIN.)



** BACKSLOPE BE PLANTED WITH APPROPRIATE NATIVE VEGETATION SUFFICIENT TO COVER THE ENTIRE SLOPE. SEE PLANTING PLAN

CROSS SECTIONS AND DETAILS

DATE	REVISIONS

DESIGNED BY	CHECKED BY	DATE

GREGORY HUDAK
 P.E.

7772 WAUNATTA COURT
 WINTER PARK, FLORIDA 32714



DATE
 MAY 2022

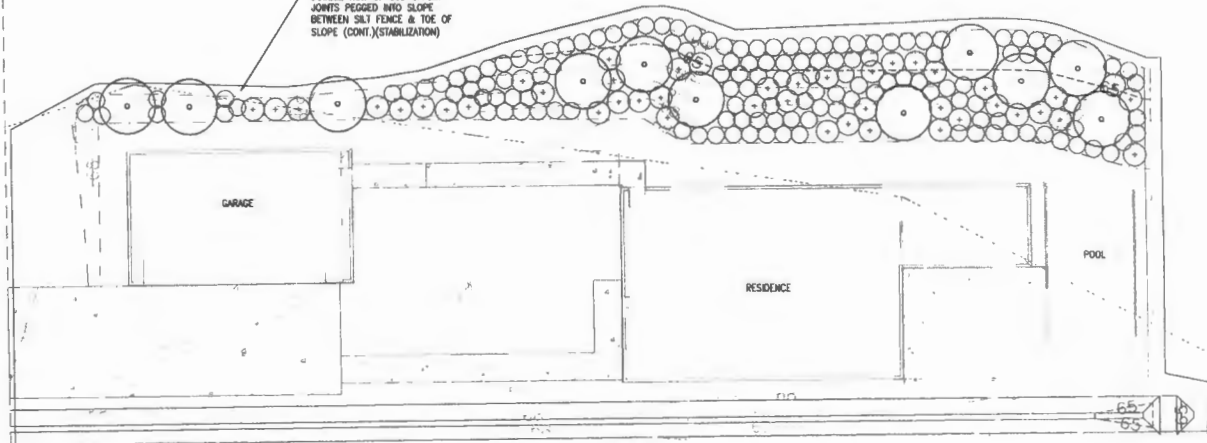
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C-2
 2 of 2

30.0' ROAD EA

received
8/18/2023

25' WETLAND SETBACK

DOUBLE ROW OF SOD OFFSET
JOINTS PEGGED INTO SLOPE
BETWEEN SALT FENCE & TOE OF
SLOPE (CONT.) (STABILIZATION)



PLANT SYMBOLS

SYM.	QNT	SPECILS	SPEC.
○	(11)	DAHOUN HOLLY EAGLESTON HOLLY LITTLE GEM MAGNOLIA	15 GAL CAN 6-8' O.A. x 2-3' SPR., FULL TO GROUND, 10' O.C. IN GROUPS - PER EPD
⊙	(44)	DWARF BURFORD HOLLY DWARF YAUPON HOLLY ZAMIA	3 GAL CAN, FULL FORM 5' O.C. IN GROUPS - PER EPD
○	(138)	CAROLINA JESSAMINE MUHLY GRASS PERENNIAL PEANUT SUNSHINE MIMOSA	1 GAL. CAN, FULL 6-9" O.A. x 9-12" SPR., FULL, 3' O.C. PER EPD
		SI AUGUSTINE SOD	SOLID SOD, WEED FREE

NOTES

- 1) Irrigation system to be a permanent system
- 2) The irrigation plan shall be designed and installed to conform to Chapter 37, Sec. 601-613 of this Code.
- 3) All plant material shall be FL Grade #1 and "Florida Friendly"

LANDSCAPE ARCHITECT
DYNAMIC LANDSCAPE ARCHITECTS AND PLANNERS, LLC
1100 W. UNIVERSITY AVENUE, SUITE 100
ORANGE COUNTY, FLORIDA 32703
TEL: 407-879-1111
WWW.DYNAMICLANDSCAPE.COM

CONTRACTOR MUST VERIFY
ALL ORIGINAL LANDSCAPE
NOTES PRIOR TO RECORDING AND
CONSTRUCTION

LANDSCAPE
Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

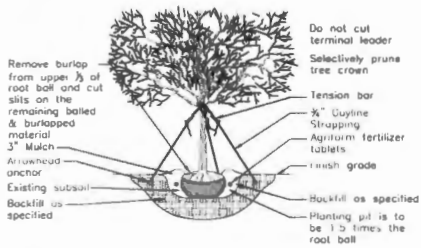
Wetland Buffer Landscape Plan
Engler Residence - Winter Park
Orange County, Florida

PROPOSED

DATE: 04-26-23
JOB #: 2023-01
PROJECT:
DRAWN BY: BMS
FILE NAME: LANDSCAPE
SCALE: 1"=10'

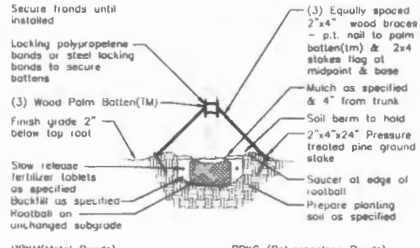
L100

IF ANY DIMENSIONS SHOWN ARE IN CONFLICT WITH THE PLAN, THE PLAN SHALL CONTROL. ADJUST THE SCALE TO THE DIMENSIONS ACCORDINGLY.



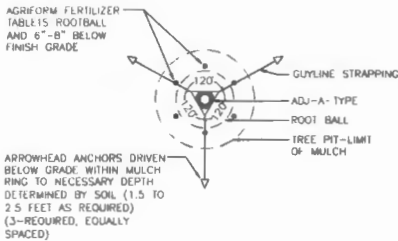
- PRO20:**
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead™ Anchors (4" x 3-3/4")
- PRO40:**
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test, Black or Green, UV resistant polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead™ Anchors (4" x 4-3/4" x 3-3/4")

1 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
SCALE= N.T.S.

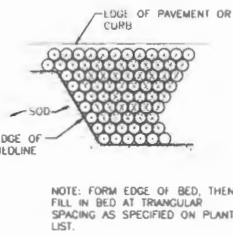


- PRKM (Metal Bands)**
(3) 1 1/2" x 3 1/2" x 12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for bonding, pre-notched (to accept 2" x 4" x 8" support braces)
(2) 44" galvanized carbon steel bands with tensioning and locking screw / clamp
- PRK (Polypropylene Bands)**
(3) 1 1/2" x 3 1/2" x 12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for bonding, pre-notched (to accept 2" x 4" x 8" support braces)
(2) 5" x 11" 600 lb test webbing bands with metal spring locking clamps

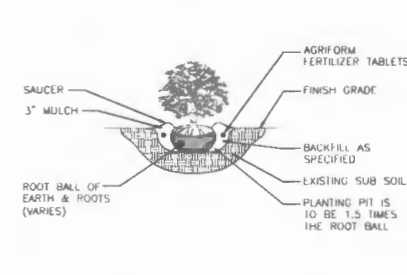
2 ARBORGUY PALM BATTEN DETAIL
SCALE= N.T.S.



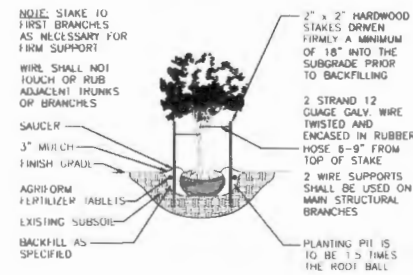
3 TREE STAKING DETAIL
SCALE= N.T.S.



4 TYPICAL SPACING DETAIL
SCALE= N.T.S.



5 TYPICAL SHRUB/GROUND COVER PLANTING DETAIL
SCALE= N.T.S.



6 MULTI-TRUNK STAKING DETAIL
SCALE= N.T.S.

GENERAL LANDSCAPE NOTES:

received
8/18/2023

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction changes, not the owner or his representative (Landscape Dynamics). The Owner must maintain the height of all plants within the 3' line-of-sight triangle to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear sight line views toward traffic at road and driveway intersections. Landscape Dynamics is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plants shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per Fla. Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
- LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.
- Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/gradation is not permitted within driplines.
- Round-up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover unless that area to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Min's recommendations shall be followed. Remaining seeds and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 8" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.
- Planting soil to be 1/4" peat mixed 1/2" with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).
- Trees and palms shall be installed so their top main root at the trunk is a visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.
- All palms, trees, shrubs, and groundcovers shall be fertilized with Aquatrim 20-10-5 or Serrafaba 16 B 12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter.
- Application shall be as per the details and mfr's recommendation.
- All planting beds (except for cypress) and trees to receive red pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".
- LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.
- LC to remove all boys (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.
- LC shall be responsible to keep plant material in a healthy, hand watered, insect/pest free condition until owner's final acceptance.
- LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period.
- Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
- Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

NOTES (ORANGE COUNTY):

- TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, USE THE "FAST TRACK" APPLICATION AT [HTTPS://FASTTRACK.OCPL.NET/PUBLICPORTAL/OC/INDEX.JSP](https://fasttrack.ocpl.net/publicportal/oc/index.jsp), AND REQUEST A CLEAR "210" LANDSCAPE/ZONING INSPECTION IF HAVING TROUBLE SCHEDULING PLEASE CALL THE BUILDING SAFETY DIVISION AT (407) 836-3220. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPE/ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDNIGHT ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THAT THE INSPECTION WILL TAKE PLACE. ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED IN INCHES ON SITE AT A 2:1 RATIO FOR NON-SPLUMBLING TREES AND AT A RATIO OF 4:1 FOR SPLUMBLING TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ON-SITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE ORANGE COUNTY BCC, IS \$1068 PER INCH. IN ALL CIRCUMSTANCES, MITIGATION MUST BE SATISFIED PRIOR TO THE RELEASE OF THE LANDSCAPE/ZONING HOLDS.
- MULCH, PER SEC. 24-6(B)(4) SHALL BE ORGANIC AND SHALL ALL BE SPREAD IN PLANT BEDS AND AROUND INDIVIDUAL TRUNKS WHEN APPLIED TO TREES. MULCH SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR BE PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK FOR ANY SIZED TREE. MATERIALS THAT DO NOT BREAK GRADUALLY SUCH AS RULKA AND SHELLE, ARE NOT DEEMED ACCEPTABLE FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. SEE [HTTP://HORT.HAWAII.EDU/WOODY/OVER-MULCHING.SHTML](http://hort.hawaii.edu/woody/over-mulching.shtml) FOR MORE INFORMATION.
- ALL AREAS TO RECEIVE 100% COVERAGE USING AN UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSOR IRRIGATION CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT OF INSTALLED IRRIGATION SYSTEM.
- I HEREBY CERTIFY THAT THESE LANDSCAPE, IRRIGATION, AND TREE MITIGATION SHEETS ARE DESIGNED IN COMPLIANCE WITH THE ORANGE COUNTY CODES CHAPTER 15 AND CHAPTER 24. THE IRRIGATION HAS BEEN DESIGNED AND WILL BE INSTALLED PER CHAPTER 37, SECTIONS 601-613.
- THE IRRIGATION SYSTEM TO BE INSTALLED WILL BE A PERMANENT SYSTEM.
- ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST SHALL BE REMOVED. (ANY DISTURBANCE OF WETLAND AREAS REQUIRES COMPLIANCE WITH CH 15 OF THIS CODE AND REVIEW BY THE COUNTY'S ENVIRONMENTAL PROTECTION DIVISION.)



CONTRACTOR MUST REVIEW ALL EXISTING LANDSCAPE ACTS PRIOR TO ANY WORK COMMENCEMENT

LANDSCAPE DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

Landscape Details and Specs
Engler Residence - Winter Park
Orange County, Florida

PROJECT NO. 2023-001
DATE OF SHEET: 8/18/23
SHEET NO. 1200

L200

