

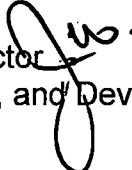


Interoffice Memorandum

AGENDA ITEM

May 10, 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: June 4, 2019 – Consent Item
Thomas Opfell - Conservation Area Impact
Permit CAI-18-06-031
(Related to Case # LUP-18-08-253)

Thomas Opfell is requesting a Conservation Area Impact Permit for 0.07 acre of direct Class II wetland impacts and 0.58 acre of associated upland buffer impacts in order to construct portions of a residential subdivision and associated infrastructure. Land Use Plan LUP-18-08-253 is being considered concurrently with this request.

The project site is located at 2735 Rouse Road, Orlando. The Parcel ID number for the site is 09-22-31-0000-00-013. The project site is located within the Econlockhatchee River Protection Area. Pursuant to Orange County Code, 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.

The project site comprises a total of 12.92 acres, of which 1.95 acres has been determined to be a Class II conservation area. The site also contains 1.0 acre of required upland buffer.

The applicant proposes to impact a 0.07 acre low quality portion of the wetland in order to construct portions of a retention pond and outfall pipe. The project will also result in 0.12 acre of secondary Class II wetland impacts. The applicant also proposes to impact 0.58 acre of the required upland buffer. Mitigation is required for the proposed direct and secondary impacts to the wetlands and required upland buffer.

As mitigation for the wetland and upland buffer impacts, the applicant proposes to purchase 0.24 credits from the TM-Econ Mitigation Bank. The mitigation, as proposed, offsets the impacts.

Based on the documentation and justifications provided by the applicant, the Environmental Protection Division (EPD) has confirmed 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 II wetlands.

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June 4, 2019 – Consent Item

Thomas Opfell Conservation Area Impact Permit CAI-18-06-031

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 Conservation Area Impact Permit application and required documentation, and recommends approval.

ACTION REQUESTED: Approval of Conservation Area Impact Permit No. CAI-18-06-031 for Thomas Opfell. District 5

JVW/DJ: mg

Attachments

Conservation Area Impact Permit Request

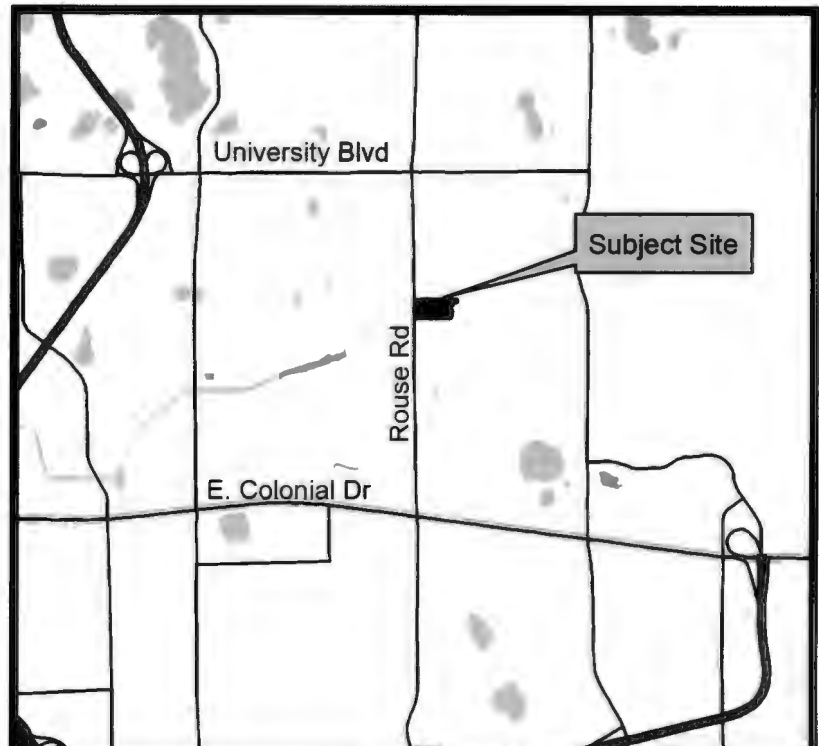


**Conservation Area Impact
Permit Request
CAI-18-06-031
District 5**

Applicant: Thomas Opfell
Address: 2735 Rouse Road
Parcel ID: 09-22-31-0000-00-013

Project Site 

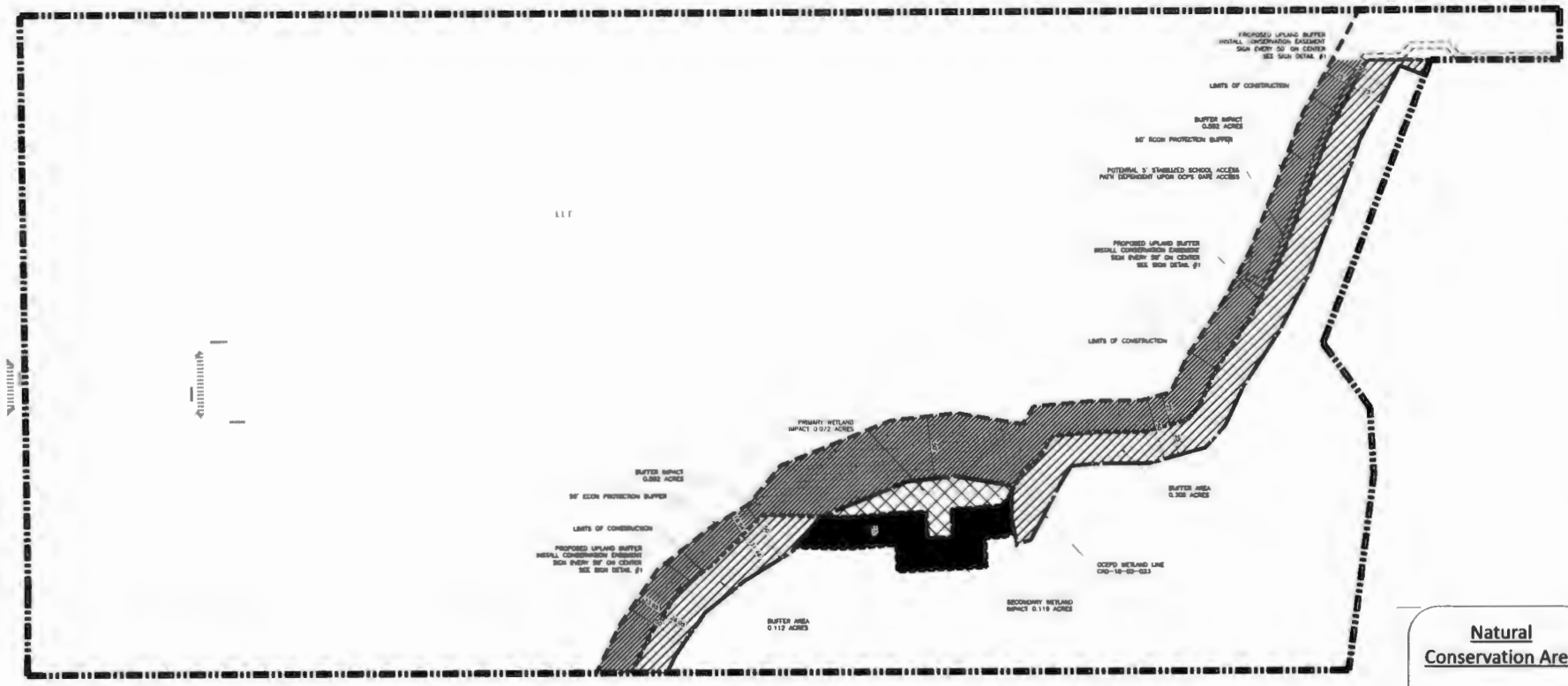
Property Location 



P:\PROJECTS\2018\002 - Road - Road - Road\Drawings\02 - CADD\02\02\01 - OCEPD Wetland Impact Plan\02\01 - OCEPD Wetland Impact Plan.dwg, Date: 11/17/2018, 11:47:23 AM, User: jason



- LEGEND**
- PROPERTY BOUNDARY
 - JURISDICTIONAL WETLAND LINE
 - UPLAND BUFFER LINE/LIMITS OF CONSTRUCTION
 - 50' ECOM PROTECTION BUFFER
 - POTENTIAL 5' STABILIZED SCHOOL ACCESS PATH
 - PRIMARY IMPACT AREA
 - SECONDARY IMPACT AREA
 - BUFFER IMPACT AREA
 - BUFFER AREA



Natural Conservation Area

NO DUMPING, LAND-CLEARING, OR OTHER DISTURBANCE TO NATIVE SOILS OR VEGETATION PERMITTED BEYOND THIS POINT.

For additional information, please contact:
St. Johns Water Management District
(407-868-4800).

1 NATURAL CONSERVATION AREA SIGN
N.T.S.

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY	BY	BY
OCEPD WETLAND IMPACT PLAN APPIAN ENGINEERING LLC. 2001 Holladay Avenue, Suite 117, Orlando, FL 32817 PHONE: 407-868-4800 FAX: 407-868-4801 WWW: www.appianeng.com							
OCEPD WETLAND IMPACT PLAN				ORANGE COUNTY, FL			
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY	BY	BY
SCALE	PROJECT	CHECKED	DATE	SCALE	PROJECT	CHECKED	DATE
1" = 40'	ASH-002	L. CLASSON	9/7/2018	EX-2			
APPIAN ENGINEERING LLC. 2001 Holladay Avenue, Suite 117, Orlando, FL 32817 PHONE: 407-868-4800 FAX: 407-868-4801 WWW: www.appianeng.com							
NOT FOR CONSTRUCTION <small>DATE</small>							