

**Board of County Commissioners**

**Shoreline  
Alteration/Dredge and Fill Permit  
Application**

**SADF-17-06-009**

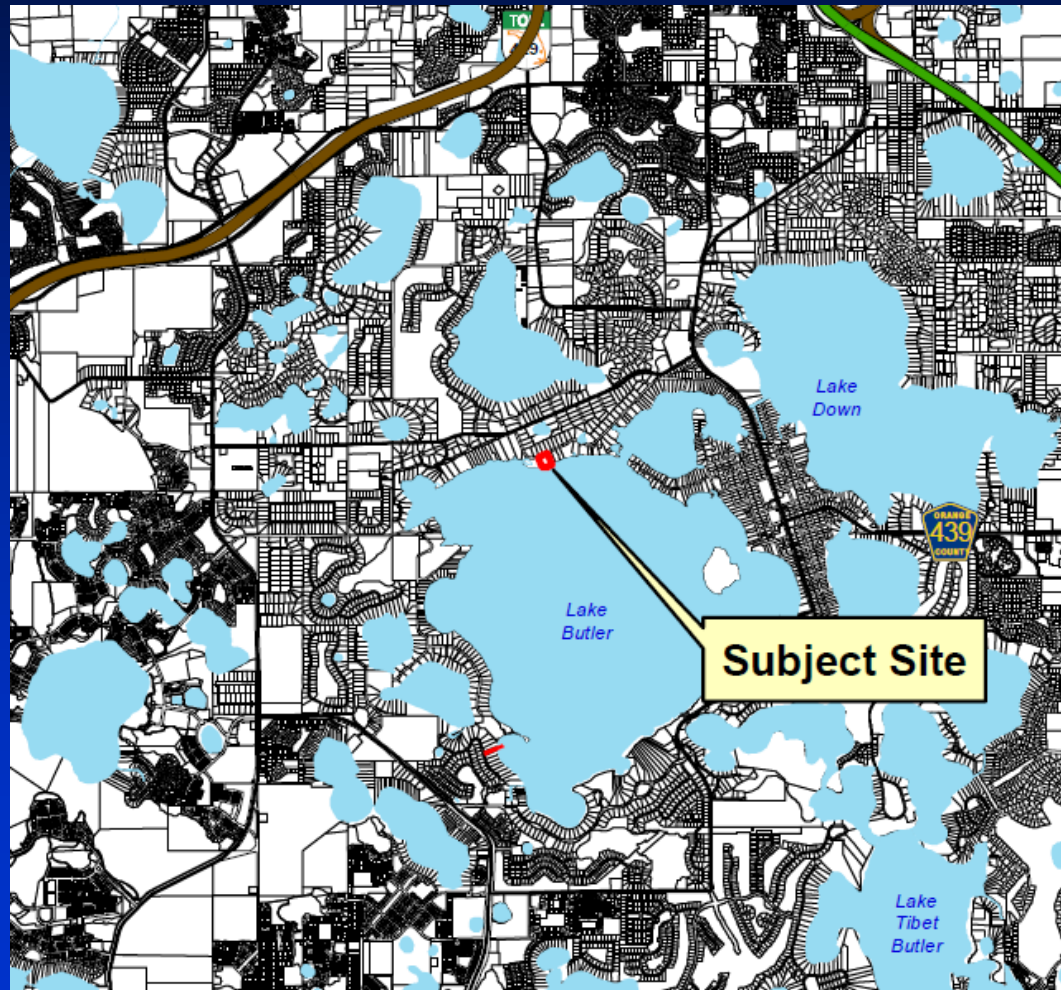
**Applicant: Iona Butler Properties LLC**

**July 10, 2018**



# Location Map

11940 Lake Butler Boulevard, Windermere



PARCEL ID# 07-23-28-5616-00-740





# Aerial

11940 Lake Butler Boulevard, Windermere





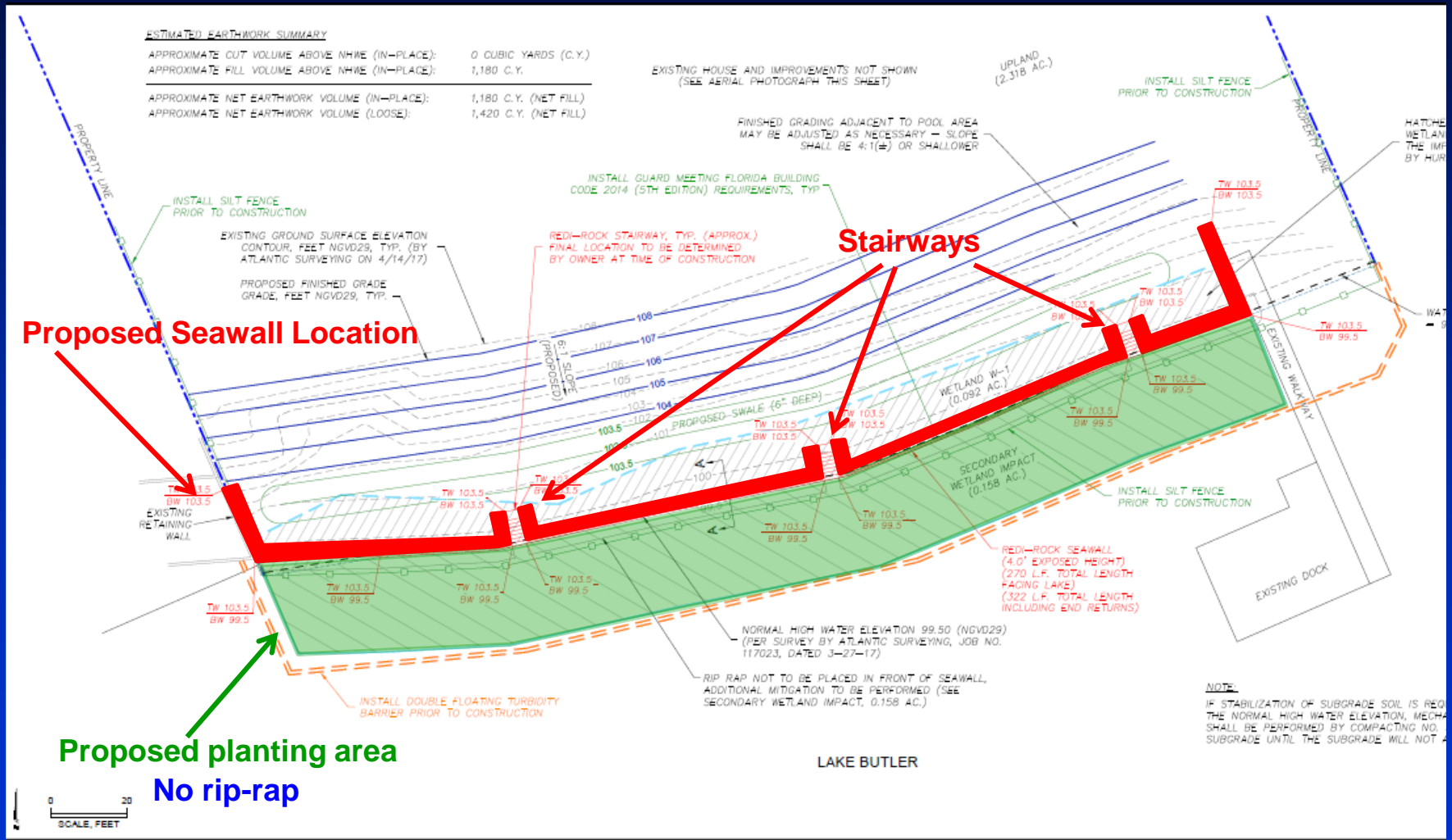


# Existing Conditions





# Site Plan





# Considerations

- Project reviewed in accordance with Chapter 33, Article IV. Windermere Water and Navigation Control District.
- The neighboring property to the west of the subject parcel has an existing seawall.
- No rip rap is proposed, however native Florida vegetation will be planted in front of the new wall.
- Significant erosion and damage to vegetation occurred within the former wetland area along the shoreline of the subject property during Hurricane Irma.
- The applicant removed the damaged vegetation and added fill and sod to the wetland area in an attempt to stabilize the shoreline. These activities are associated with an open enforcement case.



# Considerations

- The resulting loss of 0.09 acre of wetlands (direct impact), and secondary impacts from lack of rip rap in front of the seawall will be mitigated through the purchase of 0.09 wetland mitigation credits from Shingle Creek Mitigation Bank.
- The issuance of the requested permit and compliance with the conditions listed in the staff report will bring the property into compliance with Orange County Code.
- Notification of the public hearing was sent to property owners within 500 feet of the project site.



# Action Requested

**Approval of Shoreline Alteration/Dredge and Fill permit request (SADF-17-06-009) for Iona Butler Properties LLC, subject to the conditions listed in the staff report.**

**District 1**