



## **Board of County Commissioners**

# **Conservation Area Impact and Semi-Private Boat Ramp Facility Permit Requests**

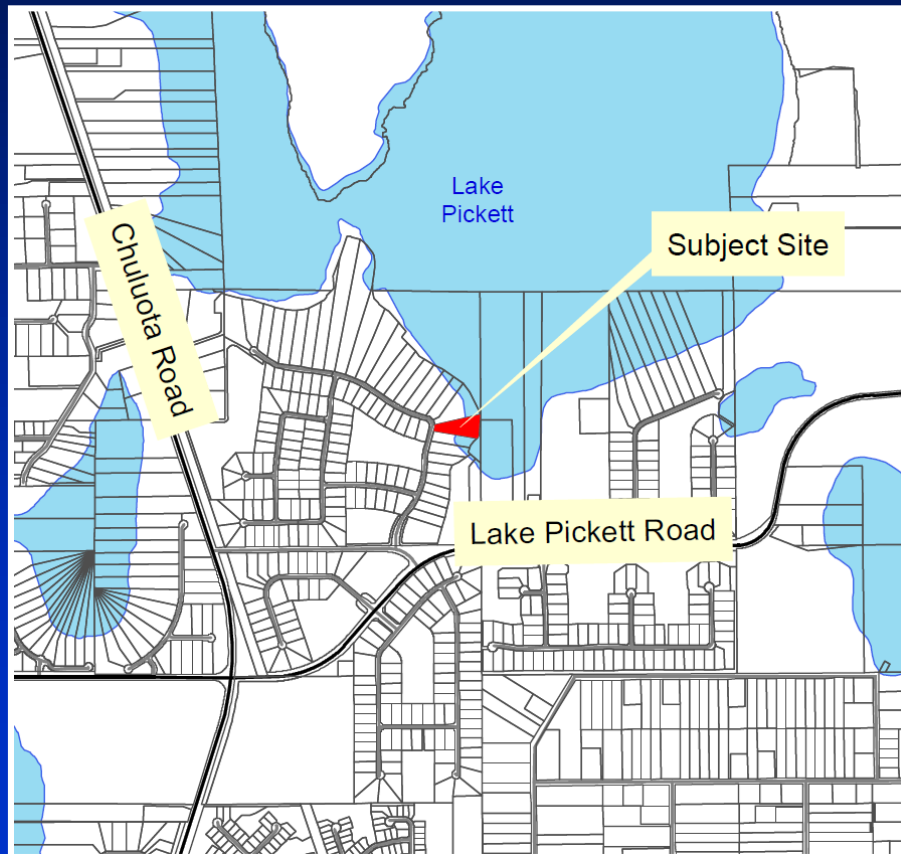
**Lake Pickett Clusters 4 & 5 Project Site  
Applications: CAI-17-06-018 & BR-17-06-000  
Applicant: Pulte Home Company, LLC**

**September 11, 2018**



# Location Map

17639 Sailfin Drive

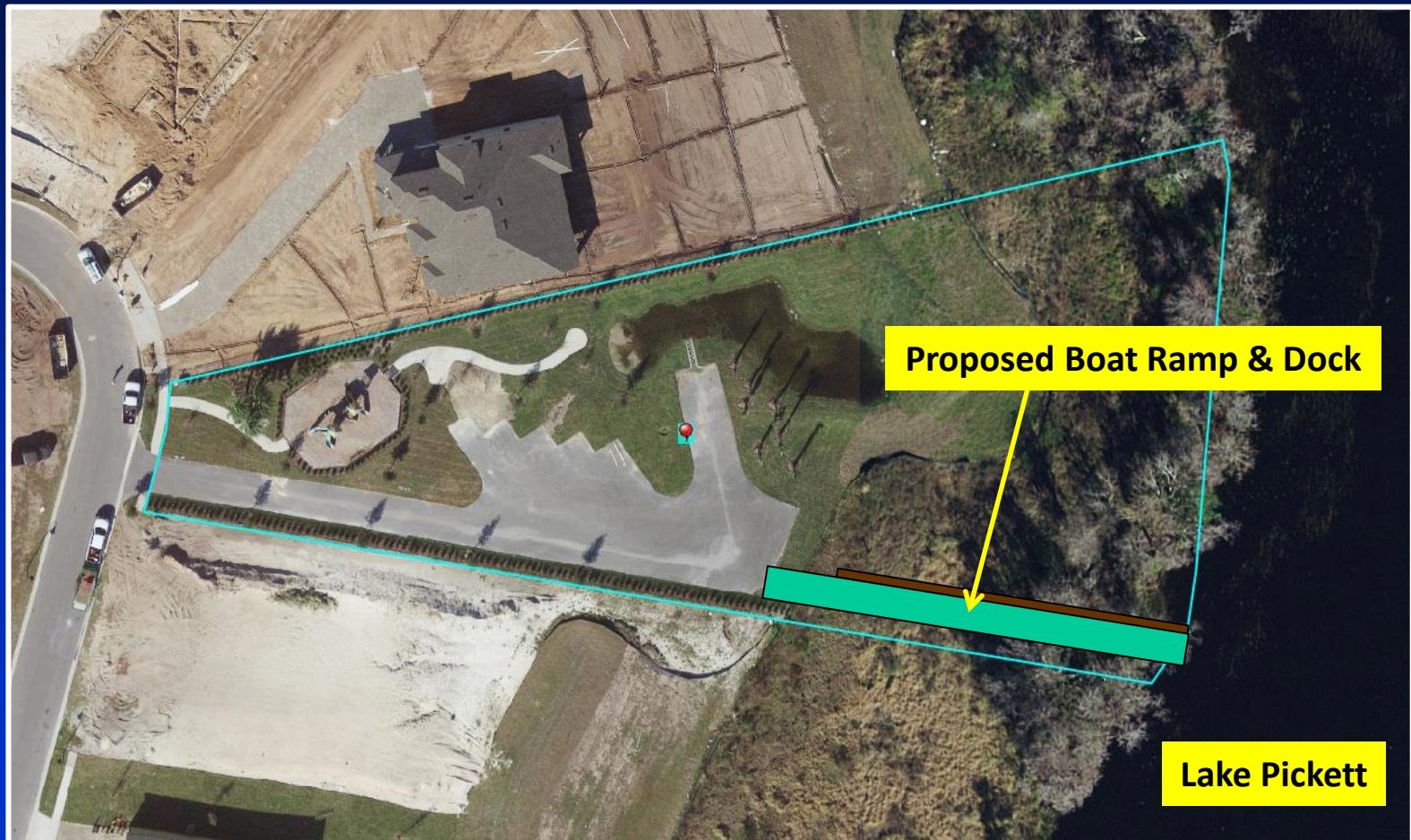


PARCEL ID #09-22-32-2501-18-001



# Aerial

17639 Sailfin Drive

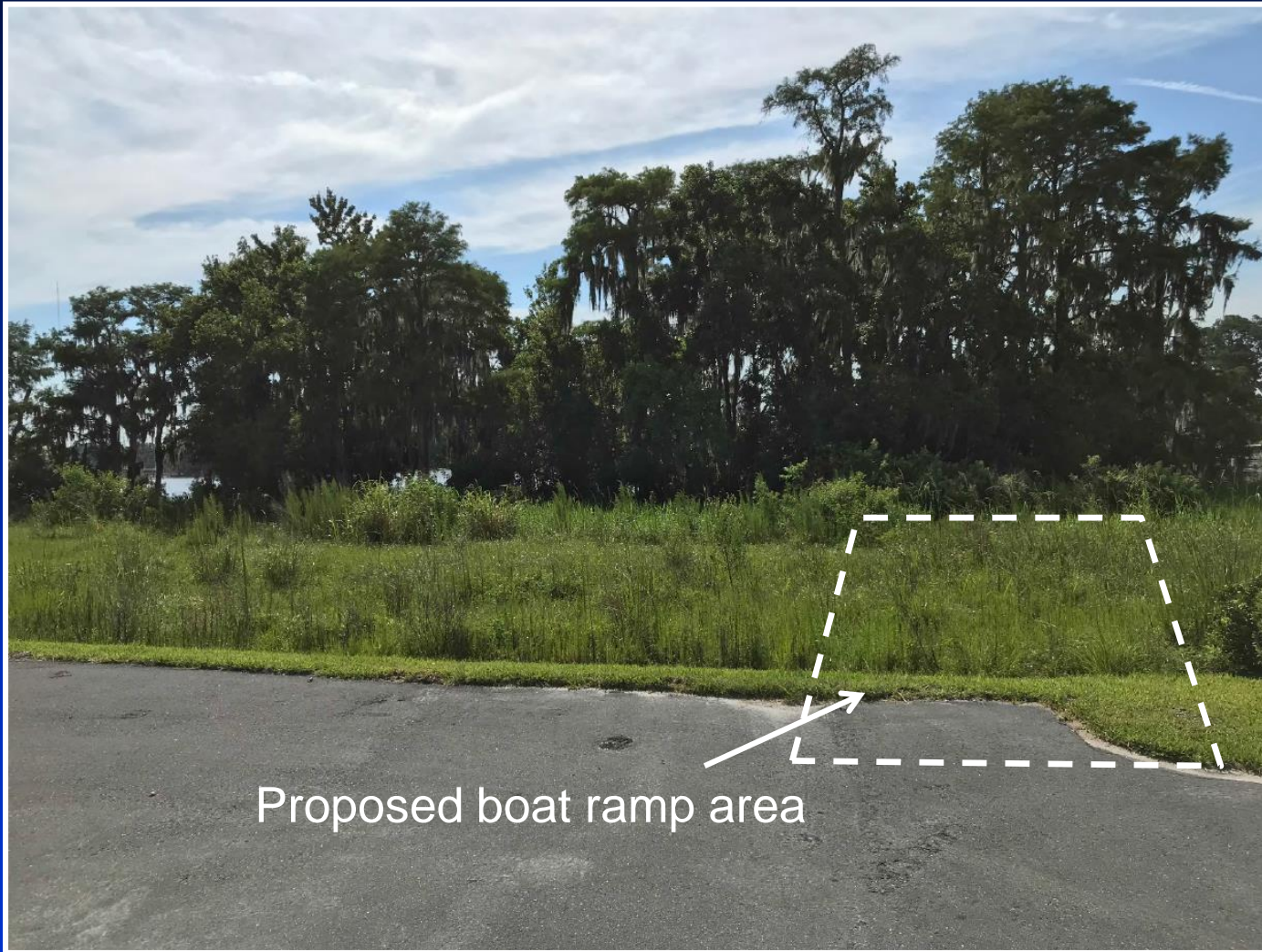


PARCEL ID #09-22-32-2501-18-001





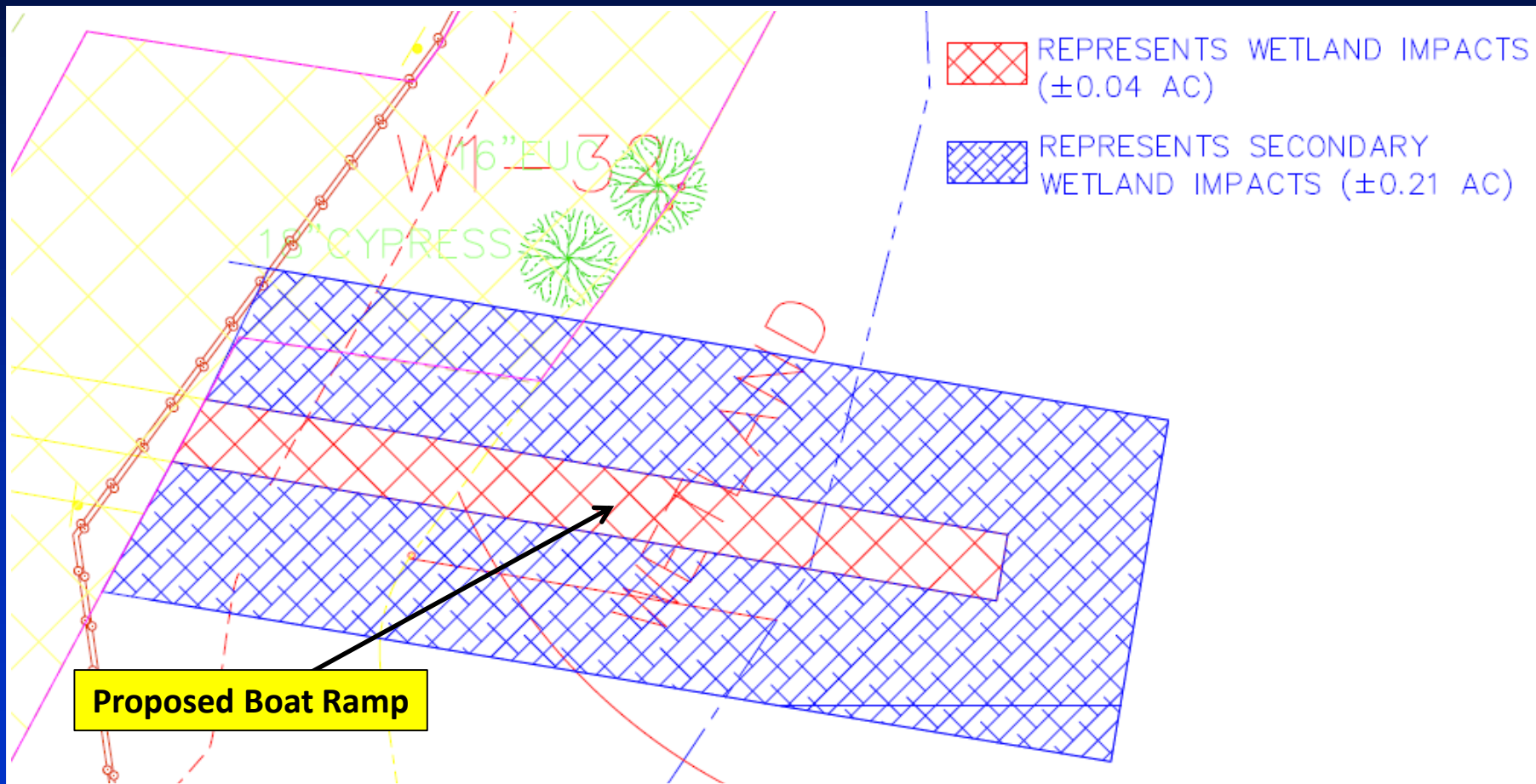
# Existing Conditions



Proposed boat ramp area



# Site Plan





# Site Plan

- The proposed ramp and companion dock will incur 0.04 acre of direct impacts and 0.21 acre of indirect impacts to Class I wetlands and surface waters.
- To offset the impacts to Class I wetlands and surface waters, the applicant has proposed to purchase 0.05 freshwater UMAM mitigation credits from the TM-Econ Mitigation Bank.



# Variance Request

**The applicant also requests a variance to Section 15-605(b)(11) (side setback):**

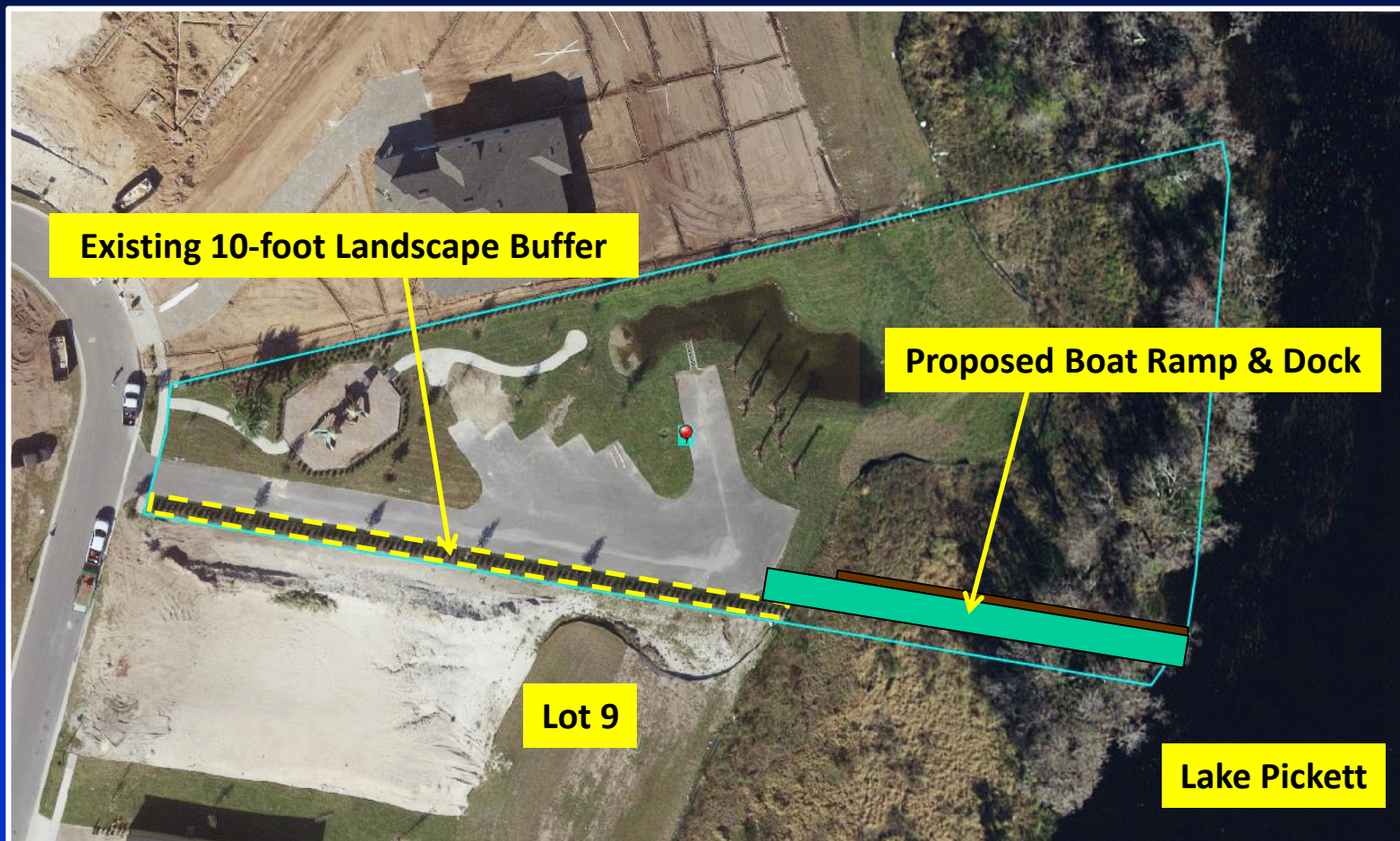
**Orange County Code requires that a semi-private boat ramp facility be no closer than 25 feet from the projected property line of abutting shoreline owners.**

**The applicant is requesting a side setback of ten feet from the southern property line, adjacent to Lot 9, which is currently also owned by the applicant.**





# Variance Request







# Considerations

- The Applicant held a community meeting at Corner Lake Middle School on September 5, 2018 to review the proposed request. Two conditions are being proposed to address concerns raised by citizens who attended:
  41. To prevent unauthorized users from accessing the boat ramp facility, the permittee shall install a security fence and gate with locking mechanism at the landward end of the boat ramp as part of the construction of the boat ramp facility. The security fence and gate with locking mechanism shall be installed prior to the facility's intended use.
  42. To prevent the spread of invasive and exotic aquatic vegetation, the permittee shall install a sign at the propeller cleanout area that states users must remove vegetation from their propeller, watercraft and trailer prior to entering and exiting the boat ramp facility. The signage shall be installed prior to the facility's intended use.



# Considerations

- Project reviewed in accordance with Chapter 15, Articles X and XV.
- EPD has determined that the mitigation fully offsets the proposed impacts and provides for the protection, preservation and continuing viability of Class I conservation areas.
- EPD supports the variance request for a reduced side setback of ten feet in lieu of 25 feet.
- Notification of this public hearing was sent to the applicant, agent, the Lake Pickett Municipal Service Taxing Unit Chair, the St. Johns River Water Management District, and all shoreline property owners on Lake Pickett.



# Actions Requested

- **Approval of Conservation Area Impact Permit (CAI-17-06-018), subject to the conditions listed in the staff report.**
- **Approval of Semi-Private Boat Ramp Facility Permit (BR-17-06-000) with approval of one variance request, subject to the 40 conditions listed in the staff report and additional conditions #41 and #42.**

**District 5**