

*Board of County Commissioners*

**Conservation Area Impact Permit  
Application**

**CAI-20-02-019**

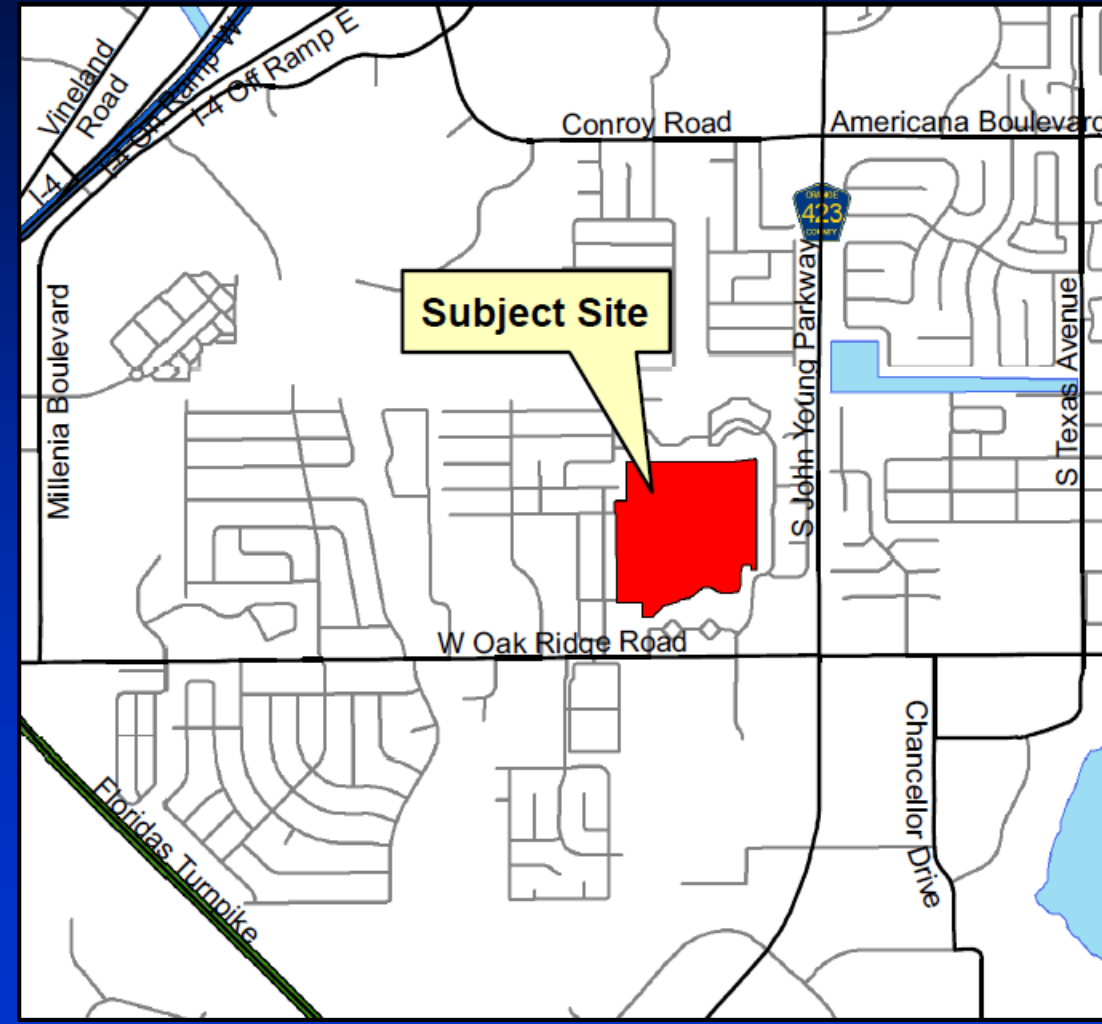
**Applicant: Millenia Park Partners, LLC**

**July 28, 2020**



# Location Map

## P G A Boulevard, Orlando

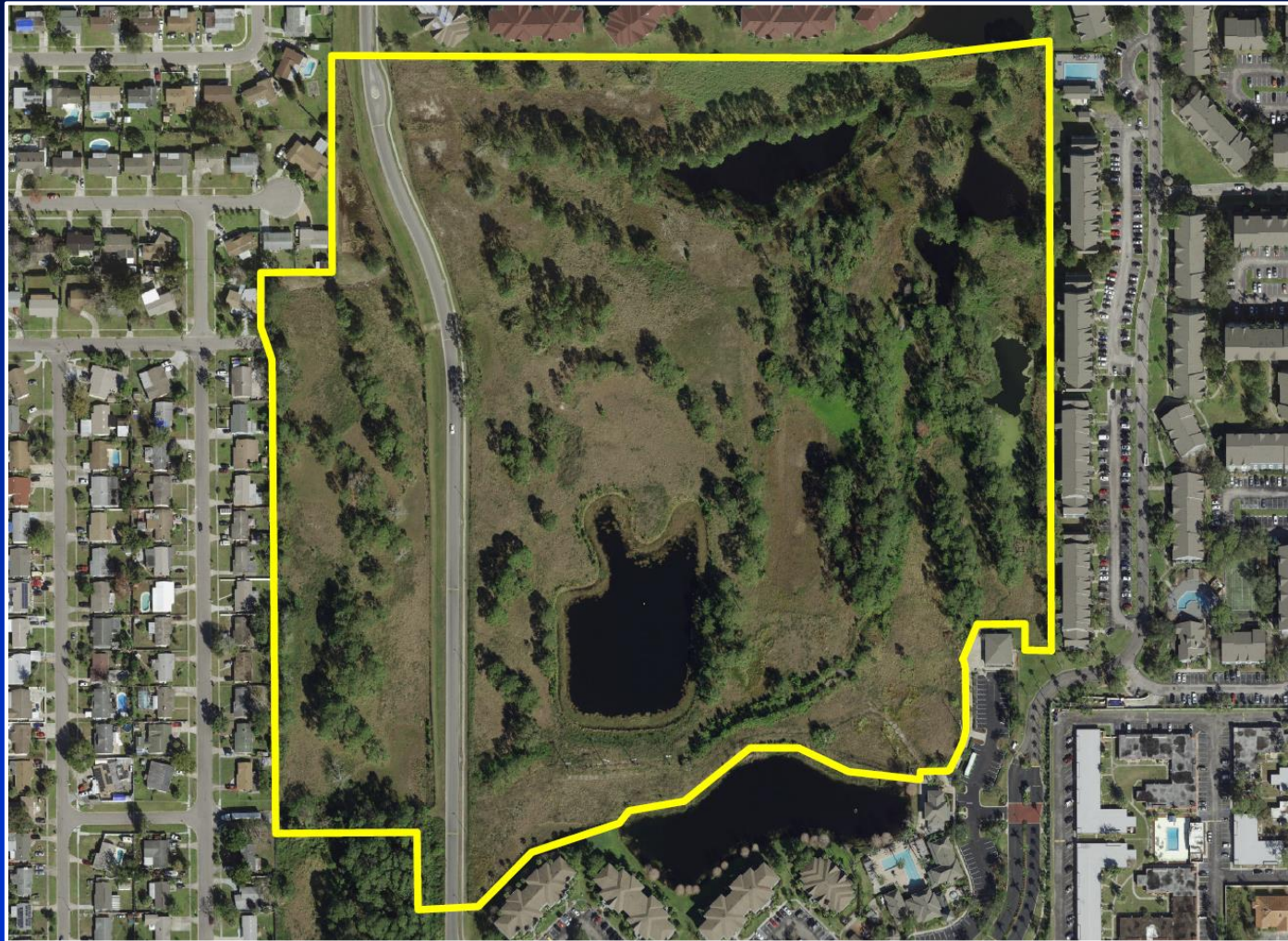


Parcel ID No.: 21-23-29-1175-00-011



# Aerial

P G A Boulevard, Orlando



Parcel ID No.: 21-23-29-1175-00-011




# Background


- **Site of former Eaglewood Golf Course**
- **Project involves construction of multi-family development**
  - Cannongate PD/LUP Case # CDR-19-08-264 – BCC hearing on July 7, 2020 (building height waiver)
- **Brownfields Site**
  - Pits created by removal of arsenic contaminated soil were not backfilled
  - Class III wetlands developed over a period of several years
- **Class III surface water – man-made pond for golf course**
- **Class I surface water – remnant of unnamed creek hydrologically connected to Shingle Creek**



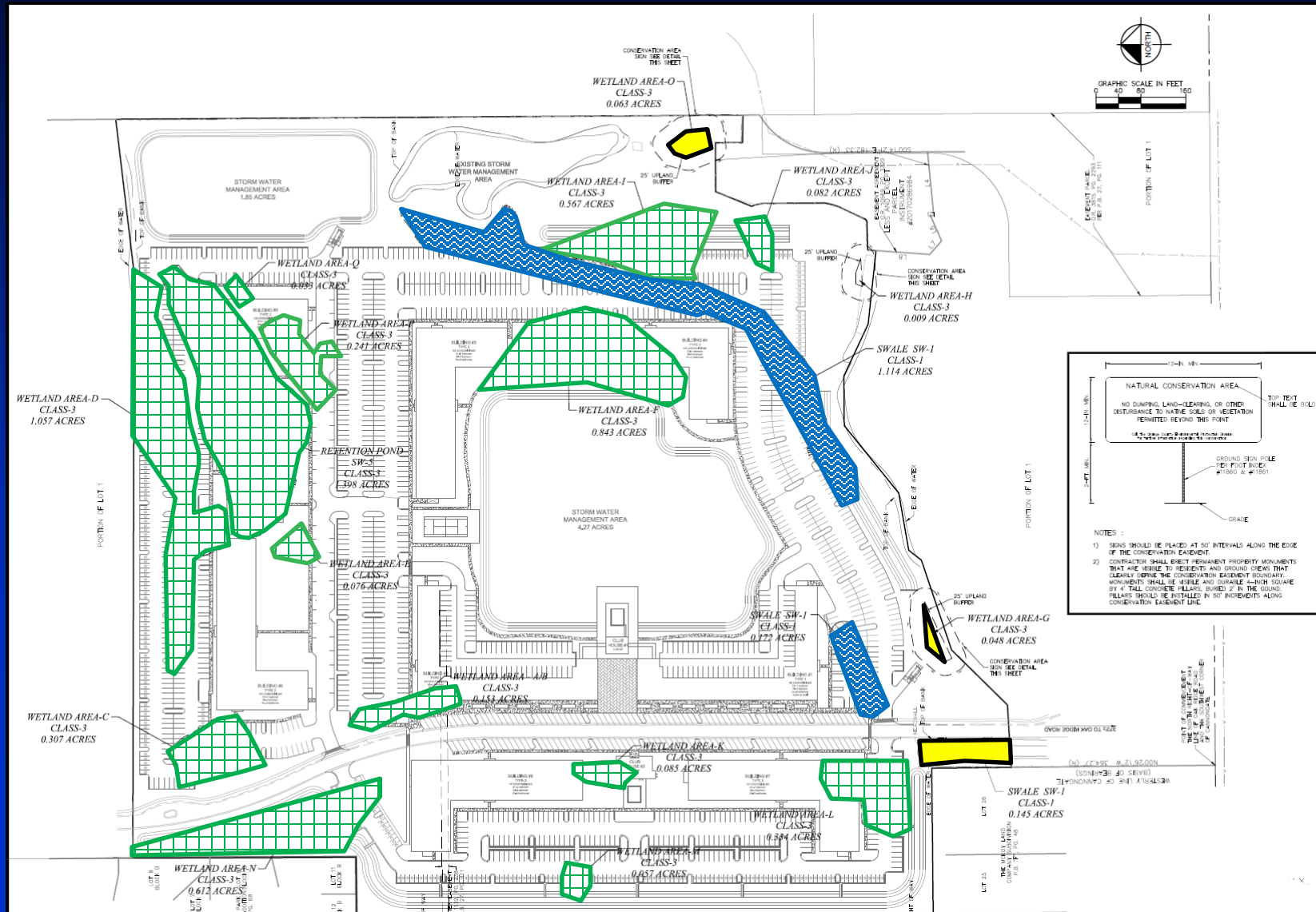


# Site Plan

 **Class III  
Wetland/surface  
water Impacts  
(5.77 acres)**

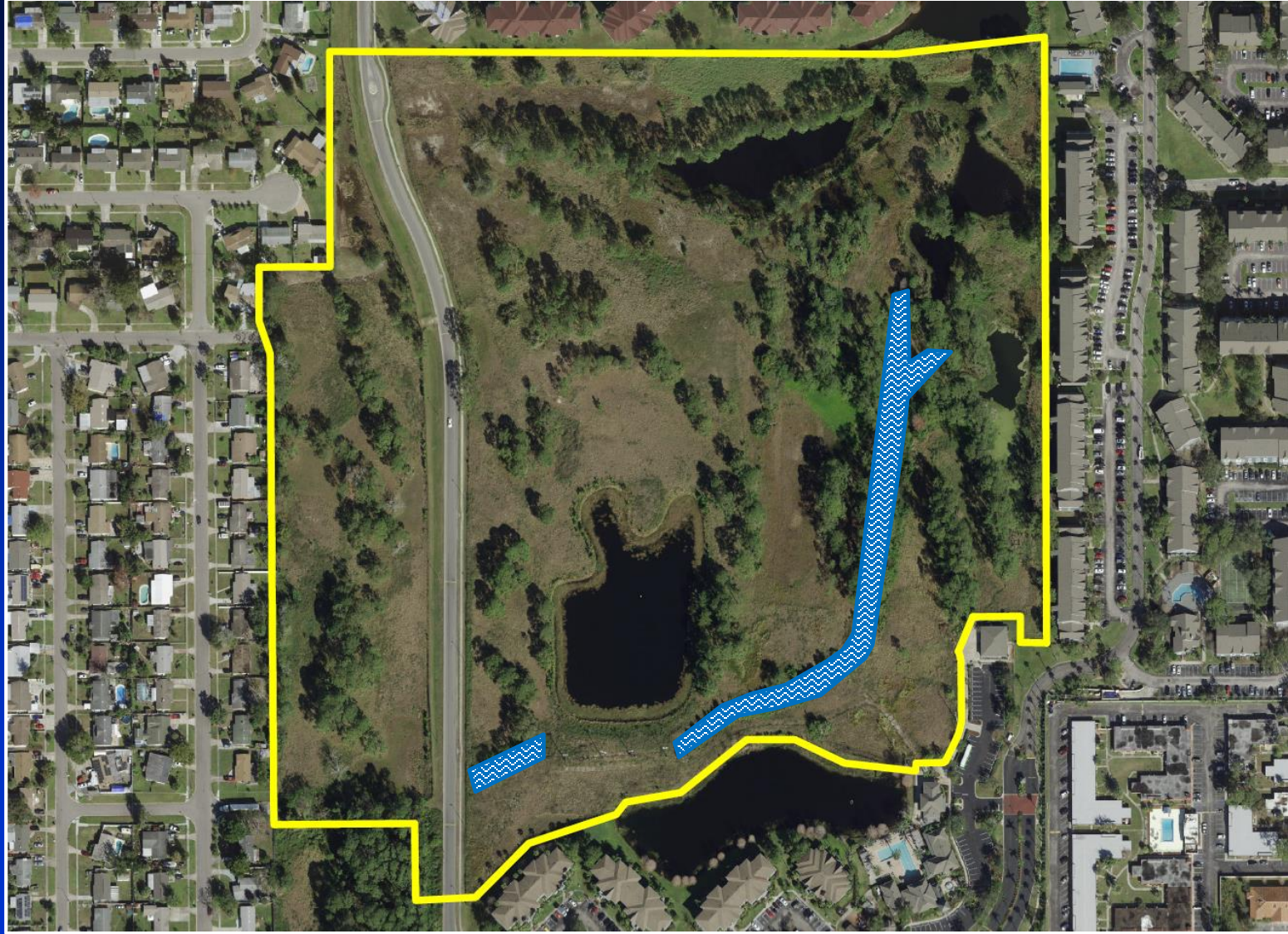
 **Class I  
Surface water  
Impacts  
(1.29 acres)**

 **Wetlands to be  
preserved  
0.27 acre)**





# Class I Impact Area







# Existing Conditions







# Request

- The applicant is requesting 1.29 acres of direct Class I surface water impacts in order to construct a new multi-family development, parking and associated infrastructure.
- There are also 5.77 acres of direct Class III wetland/surface water impacts that can be approved by staff.





# Review Criteria

## ▪ Chapter 15, Article X:

- Sec. 15-362(5) states: Where wetlands serve a significant and productive environmental function . . . 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.
- Sec. 15-396(3)(a) states: 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.



# Considerations

- Pursuant to Orange County Code, Chapter 15, Article X, EPD staff has evaluated the permit application and required documentation therein
- Based on the documentation and justifications provided, staff has made a finding that the applicant has demonstrated the request is consistent with Chapter 15, Article X, and meets:
  - Section 15-362(5) (Avoidance and minimization)
  - Section 15-396(3)(a) and Section 15-419(1)(a) (No other feasible or practical alternatives that permit a reasonable use of the land)
  - Section 15-396(3)(c) and Section 15-419(1)(c) (Mitigation shall be allowed for all Class III conservation areas)
- Proposed Mitigation: 2.57 credits from the Hatchineha Mitigation Bank





## Finding

- Pursuant to Orange County Code, Chapter 15, Article X, EPD staff has evaluated the proposed Conservation Area Impact permit application and required documents and has made a finding that the request is consistent with Sections 15-362(5), 15-396(3)(a) and (c), and 15-419(1)(a) and (c).



## Action Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of the Conservation Area Impact Permit No. CAI-20-02-019 for Millenia Park Partners, LLC, subject to the conditions listed in the staff report. District 6**