

*Board of County Commissioners*

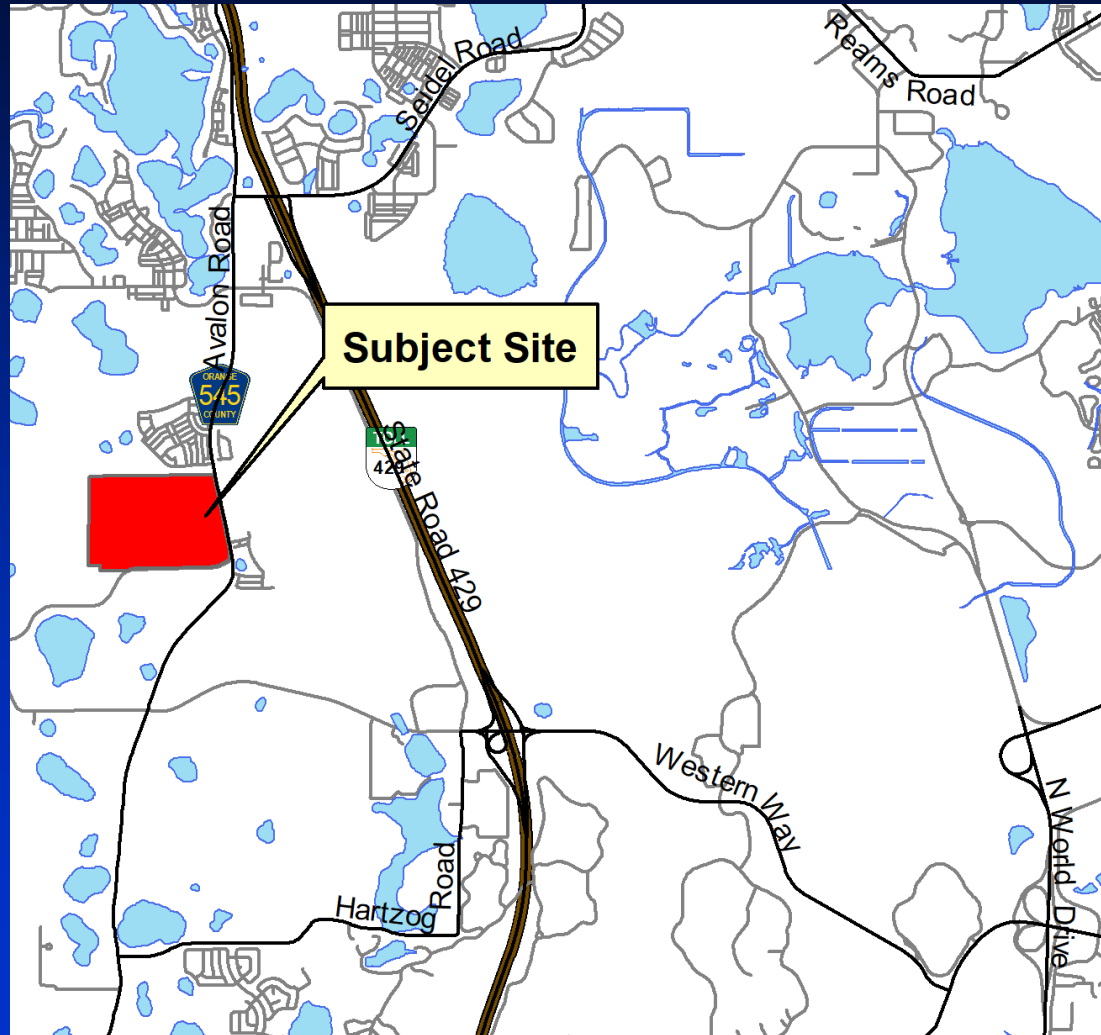
**Request for Conservation Area Impact  
Permit**

**Spring Grove Properties, LLC  
CAI-16-08-034**

**March 10, 2020**



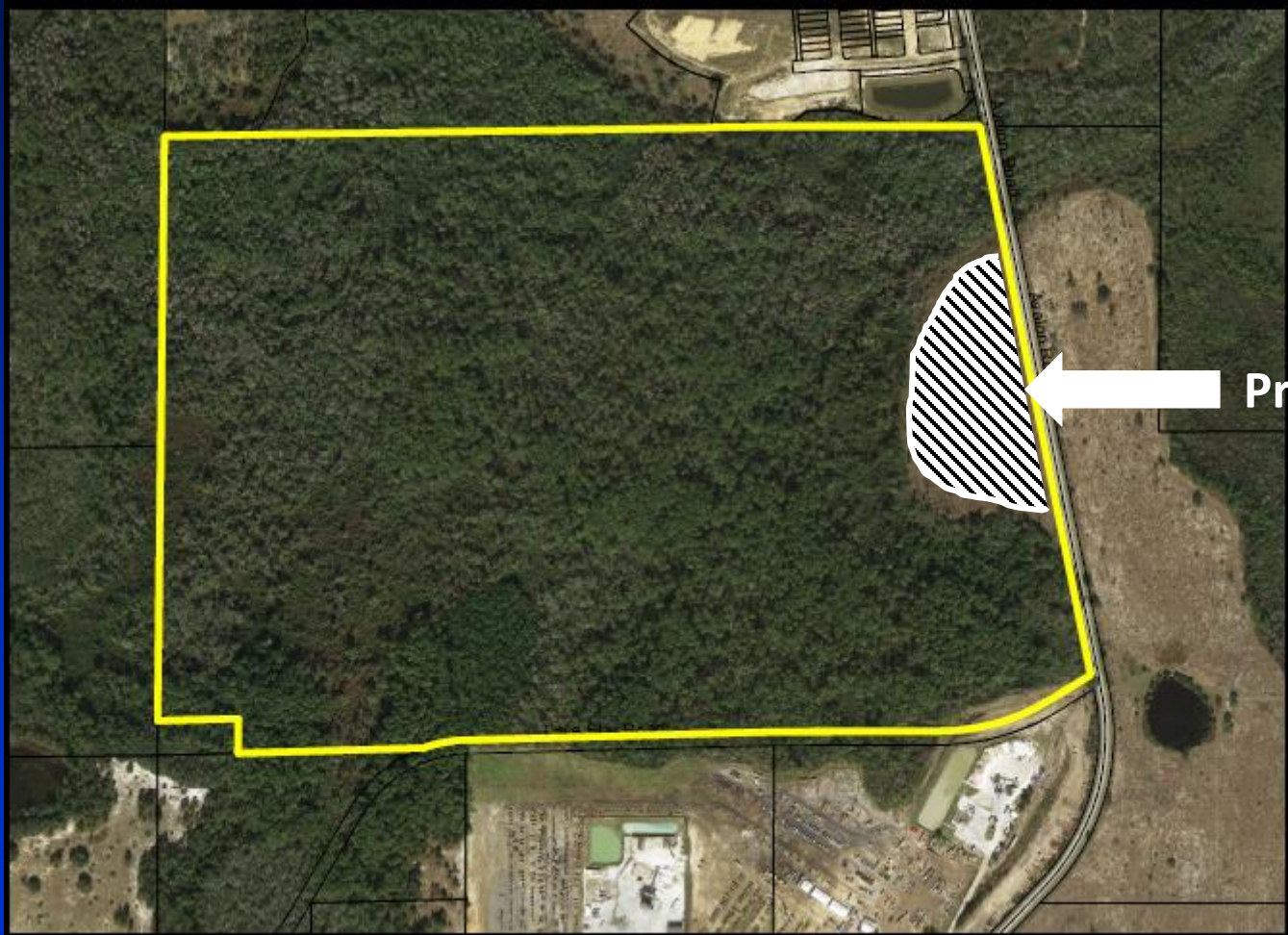
# Location Map



Parcel ID No.: 18-24-27-0000-00-009



# Aerial Photograph

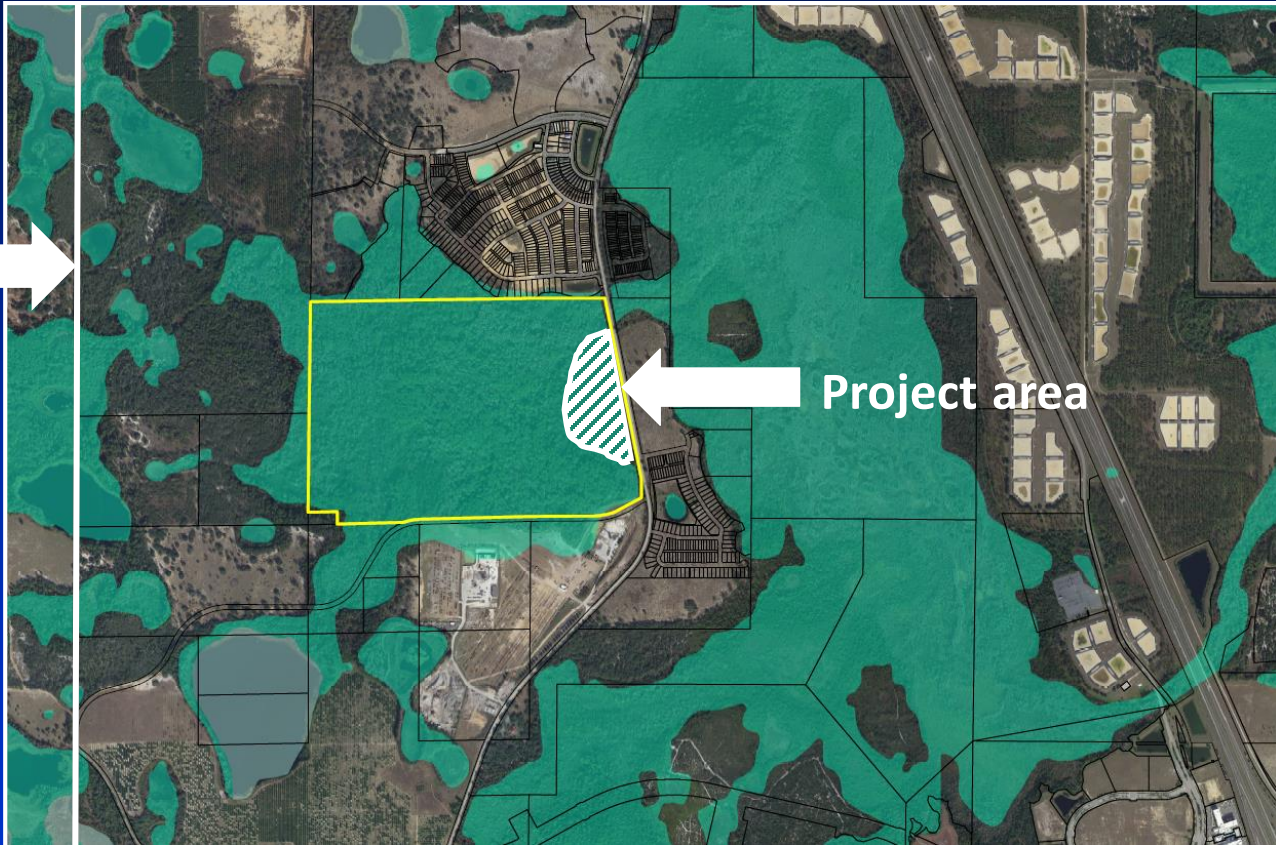


**Project area**



# Aerial Photograph

Orange/Lake  
County line



Wetlands

Project area



# Site Conditions





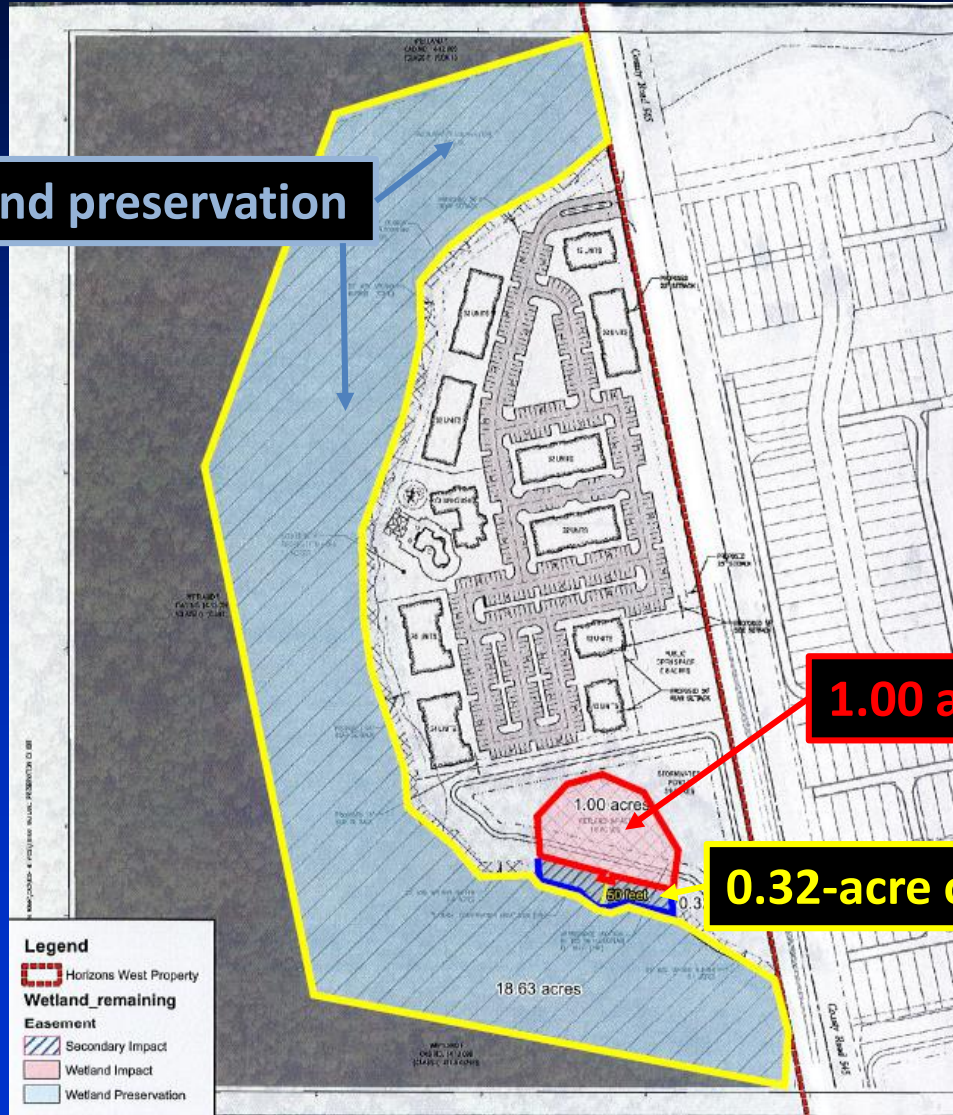
## Request

- **The applicant is requesting one (1) acre of direct Class I wetland impacts in order to construct a stormwater treatment pond, outfall pipe and spreader swale associated with construction of a multi-family development.**
- **0.32 acre of Class I secondary impacts are also proposed.**
- **Mitigation includes the preservation of 18.63 acres of the remaining onsite wetlands.**



# Site Plan

18.63 acres of wetland preservation



1.00 acre of direct impacts

0.32-acre of secondary impacts

18.63 acres



# Review Criteria

## ▪ 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) (minimization and avoidance)
  - Section 396(3)(a) (no other feasible or practical alternatives that permit a reasonable use of the land or an overriding public benefit)



## Action Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff to approve the request for Conservation Area Impact Permit No. CAI-16-08-034 for Spring Grove Properties, LLC. District 1**



## Combined Actions Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff to approve the request for Conservation Area Impact Permit No. CAI-16-08-034 for Spring Grove Properties, LLC.**
- **Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon West – Village I - Parcel 1 Planned Development / Land Use Plan (PD/LUP) dated “Received August 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report, as amended.**
- **Approve the Adequate Public Facilities Agreement for Horizon West – Village I – Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County.**