#### **Environmental Protection Division**

# Conservation Area Impact Permit Application CAI-15-10-035

Applicant:
Mattamy Orlando LLC

February 21, 2017



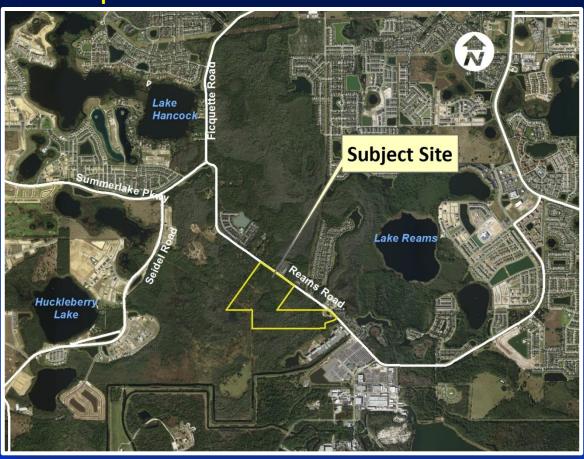
#### Multiple Parcels on the south side of Reams Road



Parcel IDs: 34-23-27-0000-00-035, 35-23-27-0000-00-013, 35-23-27-0000-00-015 and 02-24-27-0000-00-005



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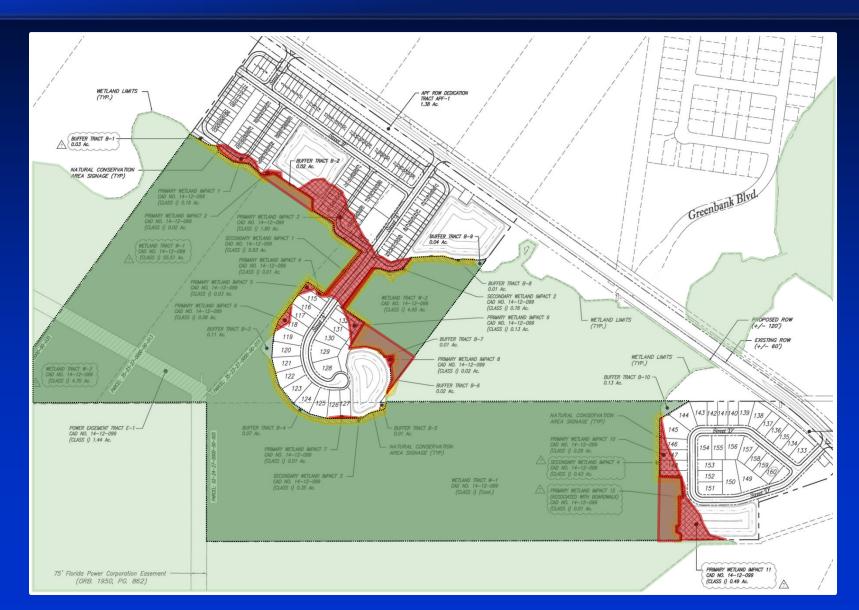
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### Site Plan





## **Existing Conditions**



**Onsite marshes** 



## **Existing Conditions**



**Onsite forested wetlands** 



- Reviewed in accordance with Chapter 15, Article X.
   Wetland Conservation Areas.
- The direct Class I wetland impacts have been reduced by 33% from 4.62 acres to 3.05 acres.
- Based on the documentation and justifications provided by the applicant, the applicant has demonstrated 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 the impacts to Class I wetlands.

 The upland island access road will be designed to adequately convey wildlife and hydrology.

• Mitigation: preserve remaining 64.86 acres of onsite wetlands and 0.45 acres of uplands and purchase 0.25 mitigation credits from the Florida Mitigation Bank.



#### **Condition 7 of the Staff Report:**

The final construction design for the road crossing to the upland island has not been completed. The area of the wetland crossing to the upland island shall include box culverts or 'con-span' type prefabricated bridge spans sufficient to accommodate wildlife movement; hydrologic flow; and ease of maintenance to the satisfaction of Orange County EPD and Public Works. Upon construction plan development EPD will coordinate with Public Works in review and approval of the design.



 Approval of the Conservation Area Impact Permit Application (CAI-15-10-035), subject to the conditions listed in the staff report. District 1.