



## Interoffice Memorandum

DATE: March 26, 2018

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Community, Environmental and Development  
Services Department

CONTACT PERSON: John Smogor, Chairman  
Development Review Committee  
Planning Division  
(407) 836-5616

SUBJECT: April 10, 2018 – Public Hearing  
Applicant: Marc Stehli, Poulos & Bennett, LLC  
Moss Park North Planned Development /  
Moss Park Preserve Preliminary Subdivision Plan /  
Development Plan  
Case # PSP-17-06-181  
(Related to Case #CAI-17-03-008)

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of December 20, 2017 to approve the Moss Park North Planned Development (PD) / Moss Park Preserve Preliminary Subdivision Plan / Development Plan (PSP/DP) to subdivide 107.78 acres into four parcels with 262 multi-family residential dwelling units on Parcel A, and a recreation tract on Tract C-4.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference. This project is related to Conservation Area Impact #CAI-17-03-008.

**ACTION REQUESTED:** Make a finding of consistency with the Comprehensive Plan (CP) and approve the Moss Park North Planned Development / Moss Park Preserve Preliminary Subdivision Plan / Development Plan dated "Received January 22, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.  
District 4

JVW/JS/lme  
Attachments

**CASE # PSP-17-06-181**

Commission District # 4

**1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of December 20, 2017 to approve the Moss Park North Planned Development (PD) / Moss Park Preserve Preliminary Subdivision Plan / Development Plan (PSP/DP) to subdivide 107.78 acres into four parcels with 262 multi-family residential dwelling units on Parcel A, and a recreation tract on Tract C-4. This project is related to Conservation Area Impact #CAI-17-03-008.

**2. PROJECT ANALYSIS**

A. Location: North of Moss Park Road / East of State Road 417

B. Parcel ID: 09-24-31-0000-00-003, 09-24-31-0000-00-011

C. Total Acres: 107.78

D. Water Supply: Orange County Utilities

E. Sewer System: Orange County Utilities

F. Schools: Moss Park ES: Capacity 842 / Enrollment 843  
Lake Nona MS: Capacity 1,235 / Enrollment 1,802  
Lake Nona HS: Capacity 2,807 / Enrollment 2,744

G. School Population: 166

H. Parks: Moss Park – 3.1 miles

I. Proposed Use: 262 Multi-Family (Parcel A)  
Recreation Tract (Tract C-4)

J. Site Data: Maximum Building Height: 55'  
Minimum Living Area: 500 Square Feet  
Building Setbacks:  
25' Front  
10' Side  
25' Rear

K. Fire Station: 77- 11501 Moss Park Road

L. Transportation: Based on the concurrency management system database dated 06-21-17, capacity is available to be encumbered within a one-mile radius of this project. This information is dated and is subject to change.

An approved capacity encumbrance letter is required prior to obtaining building permit.

Innovation Way (Gary Randall-Amended & Restated Right-of-Way Agreement): An Amended and Restated Innovation Way South Right-of-Way Agreement (Gary T. Randall, Trustee) was approved by the BCC on 10/14/2014 and recorded at 10822/4560. Under the terms of the Amended and Restated Agreement, Lennar shall design, mitigate, permit and construct the Randall IWSS Improvements. Randall agrees to convey the right-of-way and a temporary construction easement needed for the road improvements to be completed by Lennar. Moss Park shall execute and deliver to the County a Permanent Drainage Easement for the relocated pond. Lennar shall receive road impact fee credits for the actual cost of construction of the Randall IWSS road improvements as defined in Subsection 7(a) up to a cap of \$2,300,000. Construction is underway and expected to be completed in the Summer of 2018.

### **3. COMPREHENSIVE PLAN**

The subject property is designated on the Future Land Use Map (FLUM) as Planned Development Medium Density Residential, Office, and Conservation. The zoning is PD, within the Moss Park North PD which allows for 272 multi-family residential units in addition to 216 single family residential units and office uses. The request appears to be consistent with the comprehensive plan.

### **4. ZONING**

PD (Planned Development) (Moss Park North PD)

### **5. REQUESTED ACTION:**

Approval subject to the following conditions:

1. Development shall conform to the Moss Park North PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Moss Park Preserve Preliminary Subdivision Plan dated "Received January 22, 2018," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received January 22, 2018,"

- the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
  3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
  4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
  5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of

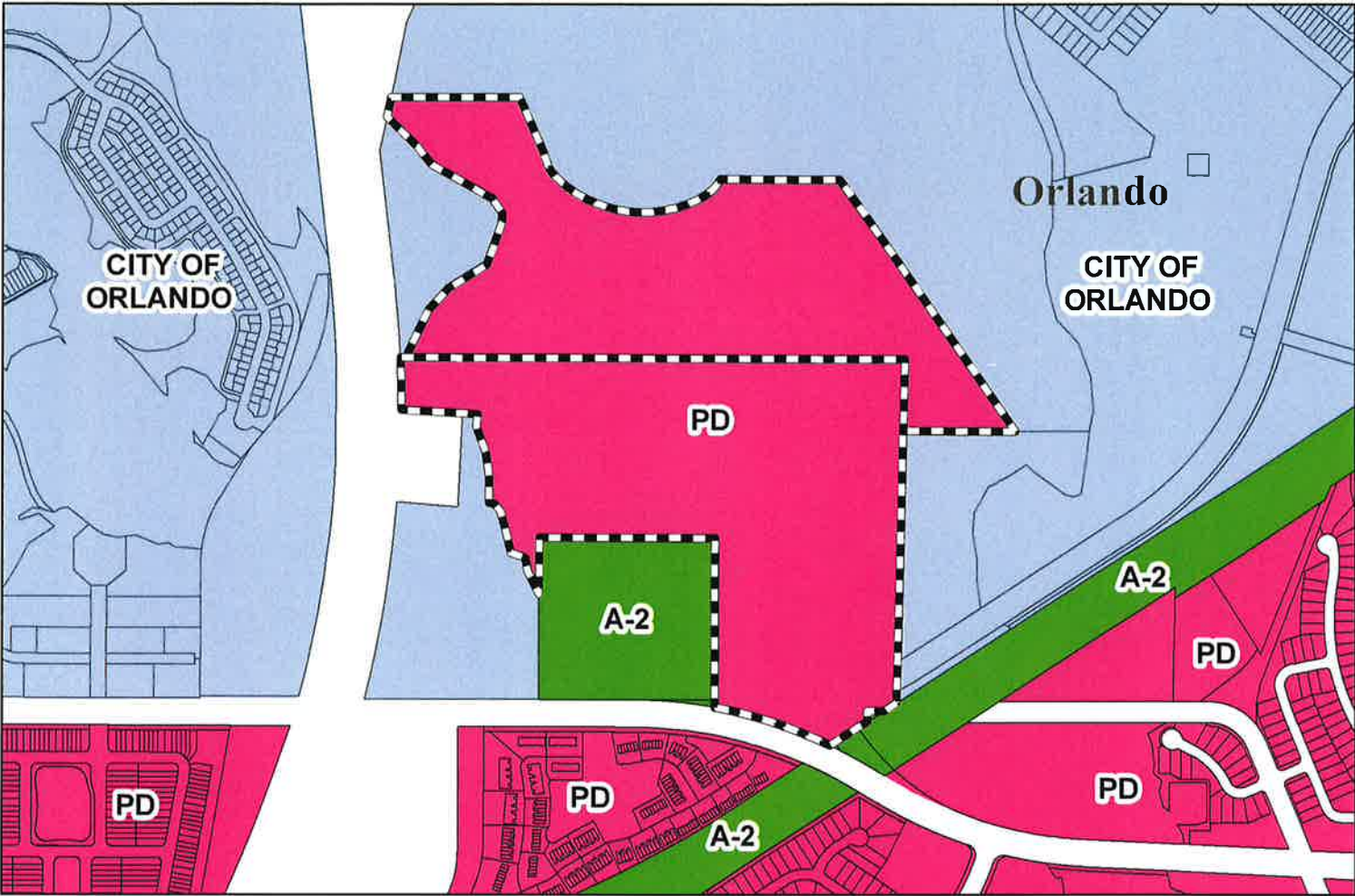
existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal and concurrent with construction plan submittal. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
7. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
8. Unless otherwise allowed by County Code, the property shall be platted prior to the issuance of any vertical building permits.
9. Prior to any certificate of occupancy for Phase 1, a certificate of completion for Street A shall be issued.
10. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
11. The project shall comply with the terms and conditions of that certain Amended and Restated Innovation Way South Right-of-Way Agreement (Gary T. Randall, Trustee) approved on 10/14/2014 and recorded at Official Records Book/Page 10822/4560, Public Records of Orange County, Florida, as may be amended.

12. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
13. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
14. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
15. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
16. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
17. The developer shall comply with the Environmental Land Stewardship Agreement entered into with Orange County on June 7, 2017.
18. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
19. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.

20. Short term/transient rental shall be prohibited. Length of stay shall be for 180 days or greater.
21. The allowed uses within Parcel D will be limited to Professional Office (P-O) uses and private kindergarten.
22. Outside sales, storage, and display shall be prohibited.
23. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
24. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
25. Construction plans for Street 'A' - Phase 1 must be approved prior to or concurrently with the construction plans for Parcel A – multi-family.
26. An MSBU for stormwater shall be established at the time of platting for Parcel A – multi-family to allow for on-site drainage to utilize Pond Tract C-2. The amount of the MSBU shall be approved by Public Works Stormwater Division.





 **Subject Property**   **Subject Property**

**Zoning**

**ZONING:** PD (Planned Development District)  
(Moss Park North PD)

**APPLICANT:** Poulos & Bennett, LLC

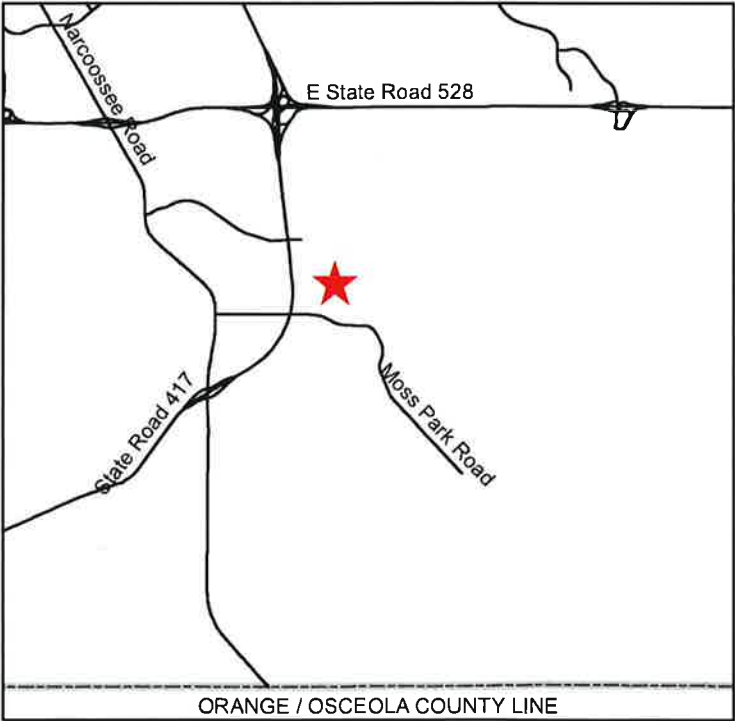
**LOCATION:** North of Moss Park Road /  
East of SR 417

**TRACT SIZE:** 107.78 gross acres (entire PSP)

**DISTRICT:** #4

**S/T/R:** 09/24/31

1 inch = 833 feet





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Developmental Data Summary (Table 1)			
Participant	Age (years)	Gender	SES
1	10.0	F	High
2	10.0	F	High
3	10.0	F	High
4	10.0	F	High
5	10.0	F	High
6	10.0	F	High
7	10.0	F	High
8	10.0	F	High
9	10.0	F	High
10	10.0	F	High
11	10.0	F	High
12	10.0	F	High
13	10.0	F	High
14	10.0	F	High
15	10.0	F	High
16	10.0	F	High
17	10.0	F	High
18	10.0	F	High
19	10.0	F	High
20	10.0	F	High
21	10.0	F	High
22	10.0	F	High
23	10.0	F	High
24	10.0	F	High
25	10.0	F	High
26	10.0	F	High
27	10.0	F	High
28	10.0	F	High
29	10.0	F	High
30	10.0	F	High
31	10.0	F	High
32	10.0	F	High
33	10.0	F	High
34	10.0	F	High
35	10.0	F	High
36	10.0	F	High
37	10.0	F	High
38	10.0	F	High
39	10.0	F	High
40	10.0	F	High
41	10.0	F	High
42	10.0	F	High
43	10.0	F	High
44	10.0	F	High
45	10.0	F	High
46	10.0	F	High
47	10.0	F	High
48	10.0	F	High
49	10.0	F	High
50	10.0	F	High
51	10.0	F	High
52	10.0	F	High
53	10.0	F	High
54	10.0	F	High
55	10.0	F	High
56	10.0	F	High
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58	10.0	F	High
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81	10.0	F	High
82	10.0	F	High
83	10.0	F	High
84	10.0	F	High
85	10.0	F	High
86	10.0	F	High
87	10.0	F	High
88	10.0	F	High
89	10.0	F	High
90	10.0	F	High
91	10.0	F	High
92	10.0	F	High
93	10.0	F	High
94	10.0	F	High
95	10.0	F	High
96	10.0	F	High
97	10.0	F	High
98	10.0	F	High
99	10.0	F	High
100	10.0	F	High

**2. Experimental**

**2.1. Materials**

Polystyrene (PS) was obtained from Polysar, Germany. Styrene (St) was obtained from Fluka, Germany. Styrene was purified by distillation under reduced pressure. The monomers were stored under nitrogen. The initiator, azobisisobutyronitrile (AIBN), was obtained from Fluka, Germany. AIBN was purified by recrystallization from diethyl ether. The solvent, toluene, was obtained from Fluka, Germany. Toluene was purified by distillation under reduced pressure. The solvent was stored under nitrogen. The initiator, azobisisobutyronitrile (AIBN), was obtained from Fluka, Germany. AIBN was purified by recrystallization from diethyl ether. The solvent, toluene, was obtained from Fluka, Germany. Toluene was purified by distillation under reduced pressure. The solvent was stored under nitrogen.

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**1. Fixed (Enkoppelde) support**

Diagram: A horizontal beam is fixed into a wall. Reaction forces are shown as a vertical force  $R$  and a horizontal force  $H$  at the fixed end. A triangular support symbol is shown to the right.

Art der Auflager	Reaktionskraft	Reaktionsmoment
Enkoppelte Auflager	$R$	$M$

**2. Hinged (Gezackeltes) support**

Diagram: A horizontal beam is supported by a hinge. Reaction forces are shown as a vertical force  $R$  and a horizontal force  $H$  at the hinge. A triangular support symbol is shown to the right.

Art der Auflager	Reaktionskraft	Reaktionsmoment
Gezackeltes Auflager	$R$	$M$

**3. Roller (Gleitlager) support**

Diagram: A horizontal beam is supported by a roller. Reaction forces are shown as a vertical force  $R$  and a horizontal force  $H$  at the roller. A triangular support symbol is shown to the right.

Art der Auflager	Reaktionskraft	Reaktionsmoment
Gleitlager	$R$	$M$

[illegible][illegible]

2. Other Notes

- ☐ Non-Profit
- ☐ For-Profit
- ☐ Government
- ☐ Other (Please specify)

3. Financial Summary

Period (Fiscal Year)	Revenue (Revenue)	Expenses (Expenses)	Net Income (Net Income)	Total Assets (Total Assets)	Total Liabilities (Total Liabilities)	Total Equity (Total Equity)
2000-2001	100	80	20	100	80	20
2001-2002	120	90	30	120	90	30
2002-2003	150	110	40	150	110	40
2003-2004	180	130	50	180	130	50
2004-2005	200	150	50	200	150	50
2005-2006	220	160	60	220	160	60
2006-2007	250	180	70	250	180	70
2007-2008	280	200	80	280	200	80
2008-2009	300	220	80	300	220	80
2009-2010	320	240	80	320	240	80
2010-2011	350	260	90	350	260	90
2011-2012	380	280	100	380	280	100
2012-2013	400	300	100	400	300	100
2013-2014	420	320	100	420	320	100
2014-2015	450	350	100	450	350	100
2015-2016	480	380	100	480	380	100
2016-2017	500	400	100	500	400	100
2017-2018	520	420	100	520	420	100
2018-2019	550	450	100	550	450	100
2019-2020	580	480	100	580	480	100
2020-2021	600	500	100	600	500	100
2021-2022	620	520	100	620	520	100
2022-2023	650	550	100	650	550	100
2023-2024	680	580	100	680	580	100
2024-2025	700	600	100	700	600	100
2025-2026	720	620	100	720	620	100
2026-2027	750	650	100	750	650	100
2027-2028	780	680	100	780	680	100
2028-2029	800	700	100	800	700	100
2029-2030	820	720	100	820	720	100
2030-2031	850	750	100	850	750	100
2031-2032	880	780	100	880	780	100
2032-2033	900	800	100	900	800	100
2033-2034	920	820	100	920	820	100
2034-2035	950	850	100	950	850	100
2035-2036	980	880	100	980	880	100
2036-2037	1000	900	100	1000	900	100
2037-2038	1020	920	100	1020	920	100
2038-2039	1050	950	100	1050	950	100
2039-2040	1080	980	100	1080	980	100
2040-2041	1100	1000	100	1100	1000	100
2041-2042	1120	1020	100	1120	1020	100
2042-2043	1150	1050	100	1150	1050	100
2043-2044	1180	1080	100	1180	1080	100
2044-2045	1200	1100	100	1200	1100	100
2045-2046	1220	1120	100	1220	1120	100
2046-2047	1250	1150	100	1250	1150	100
2047-2048	1280	1180	100	1280	1180	100
2048-2049	1300	1200	100	1300	1200	100
2049-2050	1320	1220	100	1320	1220	100
2050-2051	1350	1250	100	1350	1250	100
2051-2052	1380	1280	100	1380	1280	100
2052-2053	1400	1300	100	1400	1300	100
2053-2054	1420	1320	100	1420	1320	100
2054-2055	1450	1350	100	1450	1350	100
2055-2056	1480	1380	100	1480	1380	100
2056-2057	1500	1400	100	1500	1400	100
2057-2058	1520	1420	100	1520	1420	100
2058-2059	1550	1450	100	1550	1450	100
2059-2060	1580	1480	100	1580	1480	100
2060-2061	1600	1500	100	1600	1500	100
2061-2062	1620	1520	100	1620	1520	100
2062-2063	1650	1550	100	1650	1550	100
2063-2064	1680	1580	100	1680	1580	100
2064-2065	1700	1600	100	1700	1600	100
2065-2066	1720	1620	100	1720	1620	100
2066-2067	1750	1650	100	1750	1650	100
2067-2068	1780	1680	100	1780	1680	100
2068-2069	1800	1700	100	1800	1700	100
2069-2070	1820	1720	100	1820	1720	100
2070-2071	1850	1750	100	1850	1750	100
2071-2072	1880	1780	100	1880	1780	100
2072-2073	1900	1800	100	1900	1800	100
2073-2074	1920	1820	100	1920	1820	100
2074-2075	1950	1850	100	1950	1850	100
2075-2076	1980	1880	100	1980	1880	100
2076-2077	2000	1900	100	2000	1900	100
2077-2078	2020	1920	100	2020	1920	100
2078-2079	2050	1950	100	2050	1950	100
2079-2080	2080	1980	100	2080	1980	100
2080-2081	2100	2000	100	2100	2000	100
2081-2082	2120	2020	100	2120	2020	100
2082-2083	2150	2050	100	2150	2050	100
2083-2084	2180	2080	100	2180	2080	100
2084-2085	2200	2100	100	2200	2100	100
2085-2086	2220	2120	100	2220	2120	100
2086-2087	2250	2150	100	2250	2150	100
2087-2088	2280	2180	100	2280	2180	100
2088-2089	2300	2200	100	2300	2200	100
2089-2090	2320	2220	100	2320	2220	100
2090-2091	2350	2250	100	2350	2250	100
2091-2092	2380	2280	100	2380	2280	100
2092-2093	2400	2300	100	2400	2300	100
2093-2094	2420	2320	100	2420	2320	100
2094-2095	2450	2350	100	2450	2350	100
2095-2096	2480	2380	100	2480	2380	100
2096-2097	2500	2400	100	2500	2400	100
2097-2098	2520	2420	100	2520	2420	100
2098-2099	2550	2450	100	2550	2450	100
2099-2100	2580	2480	100	2580	2480	100
2100-2101	2600	2500	100	2600	2500	100
2101-2102	2620	2520	100	2620	2520	100
2102-2103	2650	2550	100	2650	2550	100
2103-2104	2680	2580	100	2680	2580	100
2104-2105	2700	2600	100	2700	2600	100
2105-2106	2720	2620	100	2720	2620	100
2106-2107	2750	2650	100	2750	2650	100
2107-2108	2780	2680	100	2780	2680	100
2108-2109	2800	2700	100	2800	2700	100
2109-2110	2820	2720	100	2820	2720	100
2110-2111	2850	2750	100	2850	2750	100
2111-2112	2880	2780	100	2880	2780	100
2112-2113	2900	2800	100	2900	2800	100
2113-2114	2920	2820	100	2920	2820	100
2114-2115	2950	2850	100	2950	2850	100
2115-2116	2980	2880	100	2980	2880	100
2116-2117	3000	2900	100	3000	2900	100
2117-2118	3020	2920	100	3020	2920	100
2118-2119	3050	2950	100	3050	2950	100
2119-2120	3080	2980	100	3080	2980	100
2120-2121	3100	3000	100	3100	3000	100
2121-2122	3120	3020	100	3120	3020	100
2122-2123	3150	3050	100	3150	3050	100
2123-2124	3180	3080	100	3180	3080	100
2124-2125	3200	3100	100	3200	3100	100
2125-2126	3220	3120	100	3220	3120	100
2126-2127	3250	3150	100	3250	3150	100
2127-2128	3280	3180	100	3280	3180	100
2128-2129	3300	3200	100	3300	3200	100
2129-2130	3320	3220	100	3320	3220	100
2130-2131	3350	3250	100	3350	3250	100
2131-2132	3380	3280	100	3380	3280	100
2132-2133	3400	3300	100	3400	3300	100
2133-2134	3420	3320	100	3420	3320	100
2134-2135	3450	3350	100	3450	3350	100
2135-2136	3480	3380	100	3480	3380	100
2136-2137	3500	3400	100	3500	3400	100
2137-2138	3520	3420	100	3520	3420	100
2138-2139	3550	3450	100	3550	3450	100
2139-2140	3580	3480	100	3580	3480	100
2140-2141	3600	3500	100	3600	3500	100
2141-2142	3620	3520	100	3620	3520	100
2142-2143	3650	3550	100	3650	3550	100
2143-2144	3680	3580	100	3680	3580	100
2144-2145	3700	3600	100	3700	3600	100
2145-2146	3720	3620	100	3720	3620	100
2146-2147	3750	3650	100	3750	3650	100
2147-2148	3780	3680	100	3780	3680	100
2148-2149	3800	3700	100	3800	3700	100
2149-2150	3820	3720	100	3820	3720	100
2150-2151	3850	3750	100	3850	3750	100
2151-2152	3880	3780	100	3880	3780	100
2152-2153	3900	3800	100	3900	3800	100
2153-2154	3920	3820	100	3920	3820	100
2154-2155	3950	3850	100	3950	3850	100
2155-2156	3980	3880	100	3980	3880	100
2156-2157	4000	3900	100	4000	3900	100
2157-2158	4020	3920	100	4020	3920	100
2158-2159	4050	3950	100	4050	3950	100
2159-2160	4080	3980	100	4080	3980	100
2160-2161	4100	4000	100	4100	4000	100
2161-2162	4120	4020	100	4120	4020	100
2162-2163	4150	4050	100	4150	4050	100
2163-2164	4180	4080	100	4180	4080	100
2164-2165	4200	4100	100	4200	4100	100
2165-2166	4220	4120	100	4220	4120	100
2166-2167	4250	4150	100	4250	4150	100
2167-2168	4280	4180	100	4280	4180	100
2168-2169	4300	4200	100	4300	4200	100
2169-2170	4320	4220	100	4320	4220	100
2170-2171	4350	4250	100	4350	4250	100
2171-2172	4380	4280	100	4380	4280	100
2172-2173	4400	4300	100	4400	4300	100
2173-2174	4420	4320	100	4420	4320	100
2174-2175	4450	4350	100	4450	4350	100
2175-2176	4480	4380	100	4480	4380	100
2176-2177</						

[illegible][illegible]

THIS PLAN IS PROVIDED FOR INFORMATION  
PURPOSES ONLY AND HAS BEEN APPROVED BY  
ORANGE COUNTY BCC ON JUNE 6, 2017  
CASE # LUP-16-12-432

[illegible]

**Poulos & Bennett, LLC**  
2602 E. Livingston Street, Chicago, IL 60603  
Tel: 407-187-2394 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
Eing. Bus. No. 29567

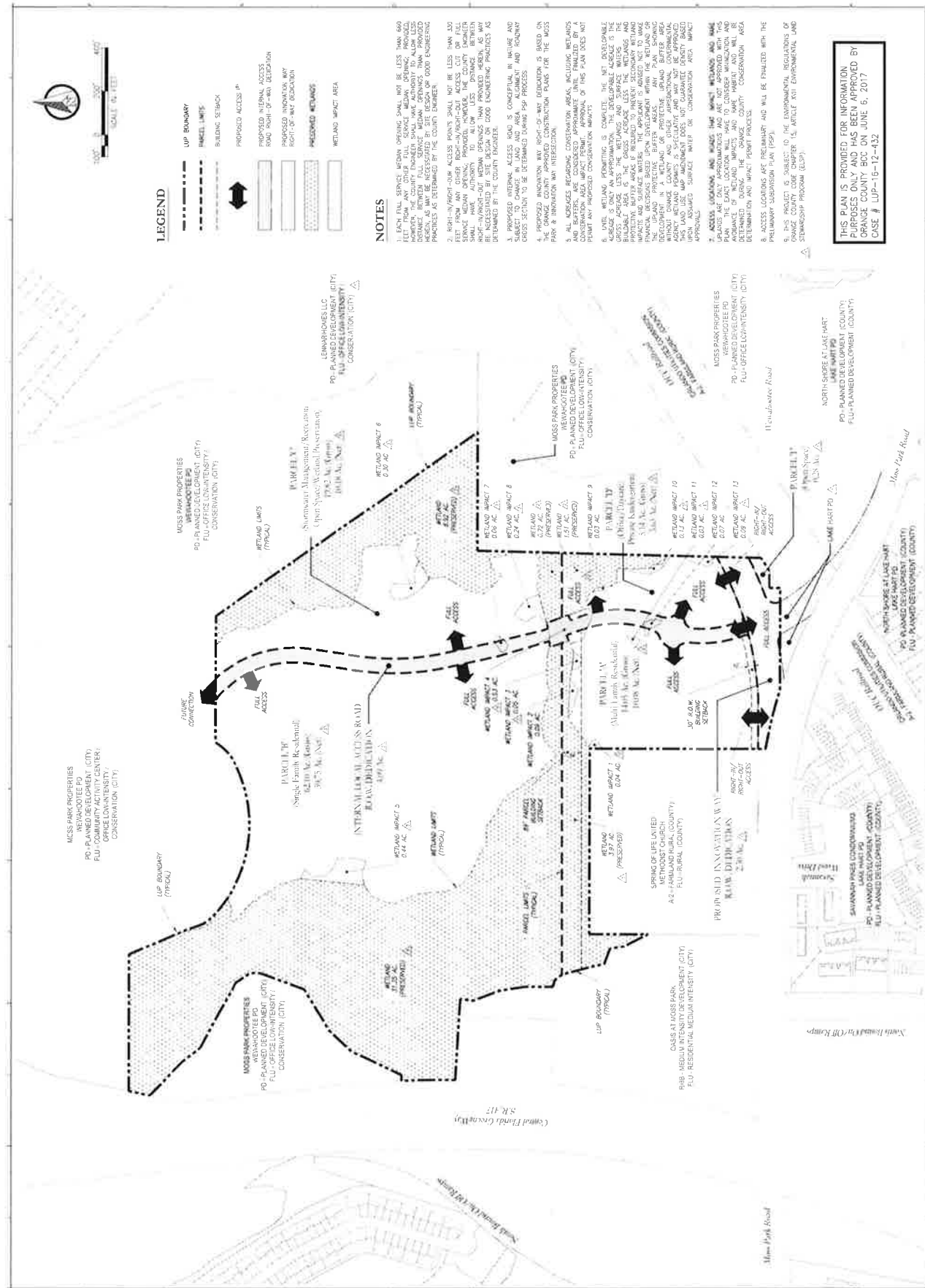
[illegible]

## LAND USE PLAN

15 May 2018

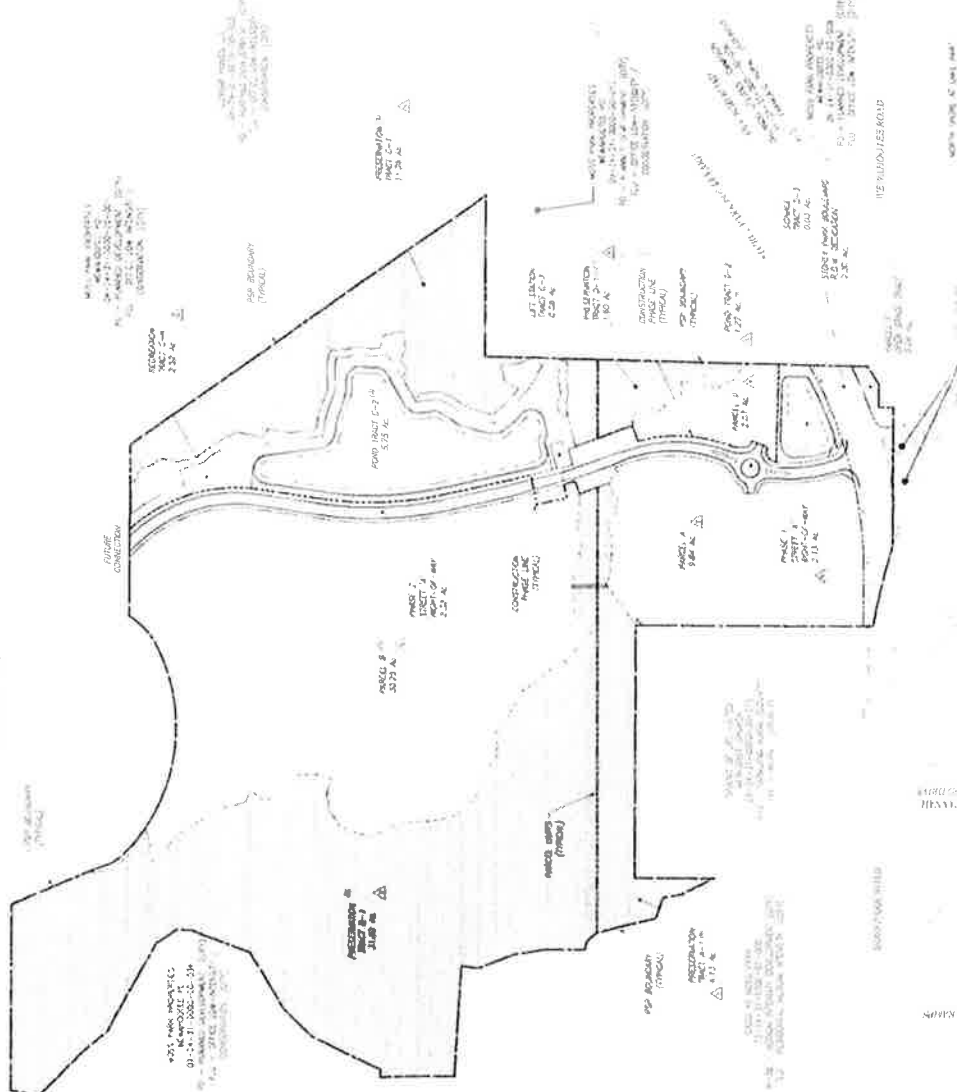
**Poulos & Bennett, LLC**  
2662 E. Livingston Street, Orlando, FL 32803  
Tel: 407-487-2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
King Box No. 28567

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ORANGE COUNTY BCC ON JUNE 6, 2017  
CASE # LUP-16-12-432





(a) 1000000000  
 (b) 1000000000  
 (c) 1000000000  
 (d) 1000000000  
 (e) 1000000000  
 (f) 1000000000  
 (g) 1000000000  
 (h) 1000000000  
 (i) 1000000000  
 (j) 1000000000  
 (k) 1000000000  
 (l) 1000000000  
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 (s) 1000000000  
 (t) 1000000000  
 (u) 1000000000  
 (v) 1000000000  
 (w) 1000000000  
 (x) 1000000000  
 (y) 1000000000  
 (z) 1000000000

[illegible][illegible]

MOSS PARK NORTH  
PD/MOSS PARK  
PRESERVE PSP/DP  
(PSP-17-06-181)

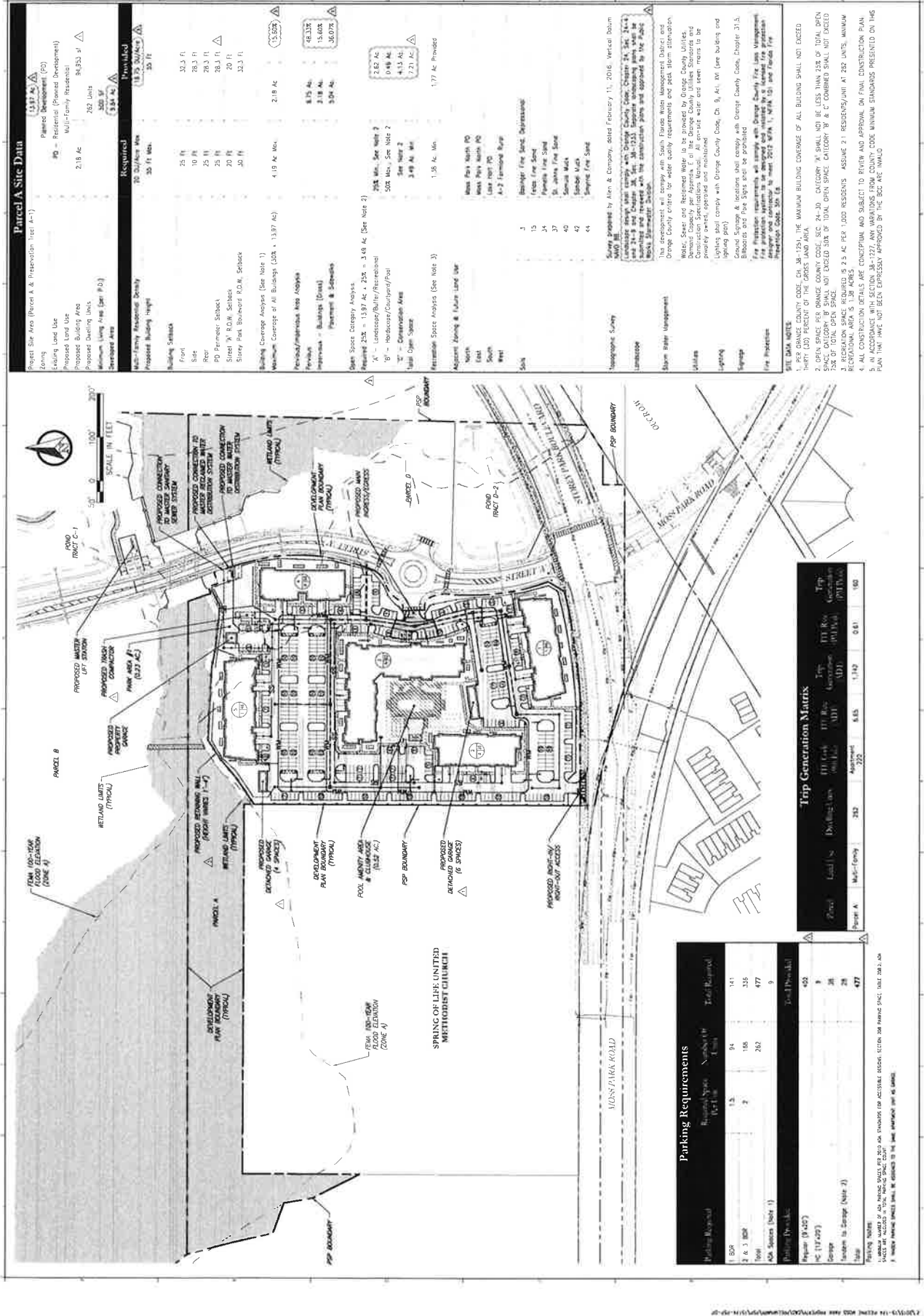
colony-forming units (CFU) per gram.

# MASTER SITE PLAN & TRACT IDENTIFICATION

PSP1.00

# Electron Spin Resonance

Rendeleni Á. Beosztás: J.E.C.







**Moss Park North PD / Moss  
Park Preserve PSP/DP**



1 : 4,800  
1 in : 400 ft

Parcels		Subject Property	Jurisdiction		Hydrology
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