

Board of County Commissioners

**Conservation Area Impact
Permit Application**

CAI-17-03-009

Applicant: Venetian Isles at Horizon West, LLC

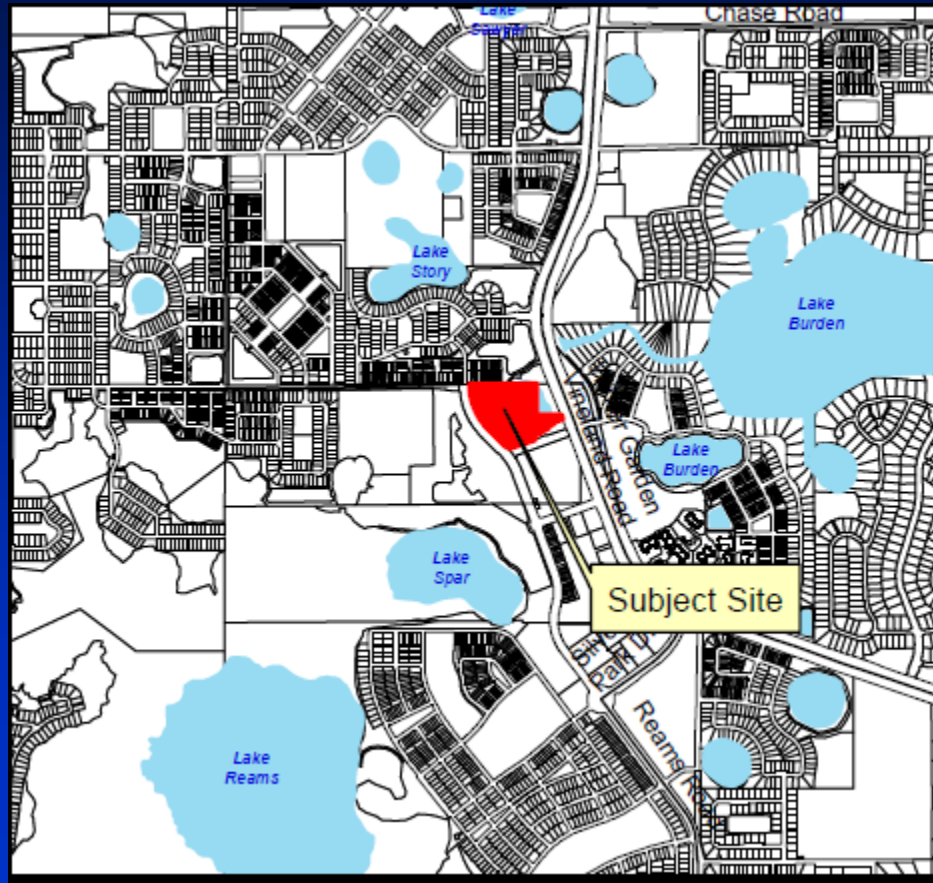
Venetian Isles Pool and Amenity Center

May 22, 2018



Location Map

Village Lake Road



Parcel IDs: 25-23-27-5839-00-001, 25-23-27-5839-00-006, 25-23-27-5839-03-000



Kimley»»Horn
© 2011 KIMLEY-HORN AND ASSOCIATES, INC.

OVERALL WETLAND PRESERVATION PLAN

WESTSIDE PSP AND INFRASTRUCTURE DP

EX-3



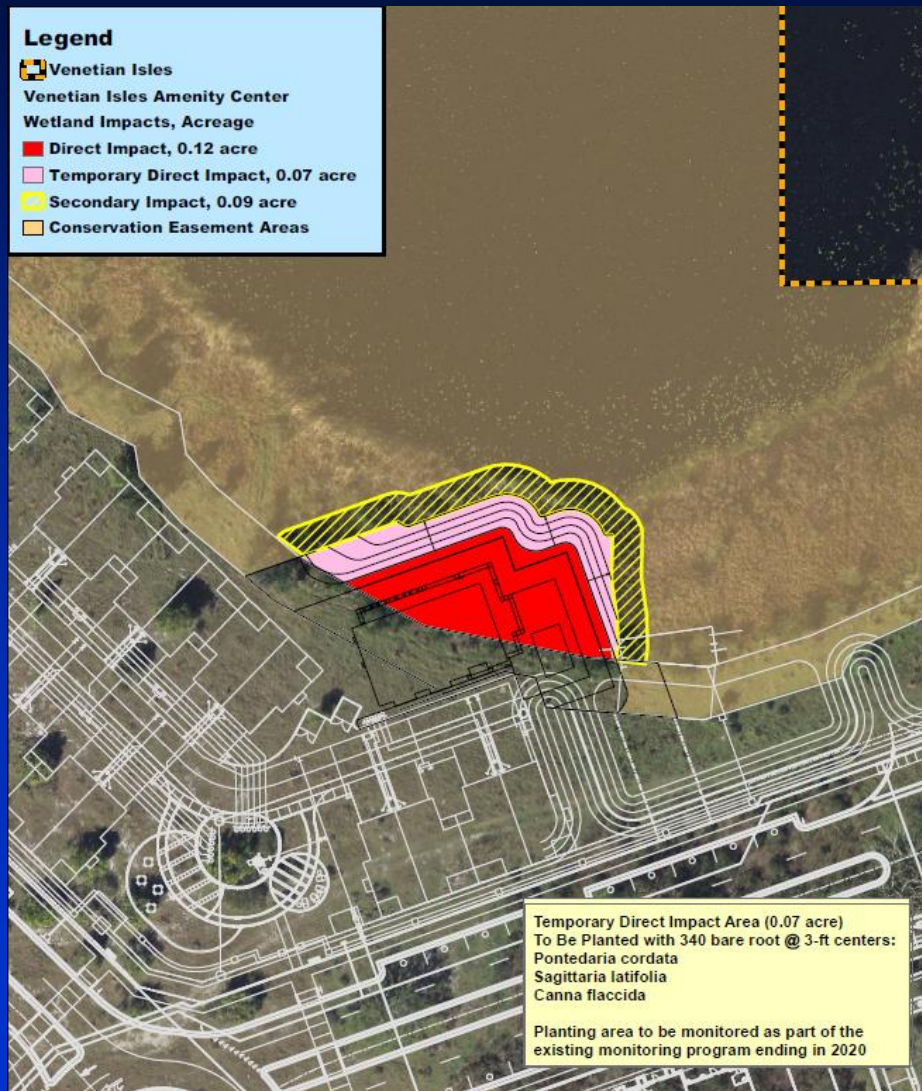
Aerial Photo

Village Lake Road





Site Plan – Impacts





Existing Conditions





Existing Conditions





Latham North Mitigation Area





Considerations

- **Project reviewed in accordance with Chapter 15, Article X.**
- **Based on the documentation and justifications provided by the applicant, the Environmental Protection Division and the Development Review Committee have both confirmed 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 impacts to Class I wetlands and surface waters.**
- **Mitigation includes the preservation of 1.51 acres of Class I wetlands (off-site) associated with the Latham Park Mitigation Area. The mitigation fully offsets the impacts to Wetland 1, and offsets the removal of this portion of Wetland 1 from the mitigation plan approved in Permit CAI-15-05-014. The mitigation plan provides for the protection, preservation and continuing viability of Class I conservation areas.**
- **The applicant has requested a partial release of the Conservation Easement over Wetland 1 and is being reviewed by the Orange County Real Estate Management Division and the Orange County Attorney's Office.**



Action Requested

- Approval of the Conservation Area Impact Permit Application (CAI-17-03-009), subject to the conditions listed in the staff report.

District 1



History

- CAI-15-05-014 was issued on January 19, 2016, authorizing 0.014-acre of Class I impacts for a pond outfall pipe, 0.218-acre of Class II impacts, 1.344 acres of Class III impacts, and 0.011-acre of temporary buffer impacts.
- Mitigation included onsite preservation of 11.88 acres of Class I wetlands (Wetland 1, 4, and 5) and 2.37 acres of onsite uplands.
- Impacts were completed in accordance with the permit conditions.
- The site was later split into multiple parcels for various projects.