

***Board of County Commissioners***

**Conservation Area Impact  
Permit Application**

**CAI-18-01-000**

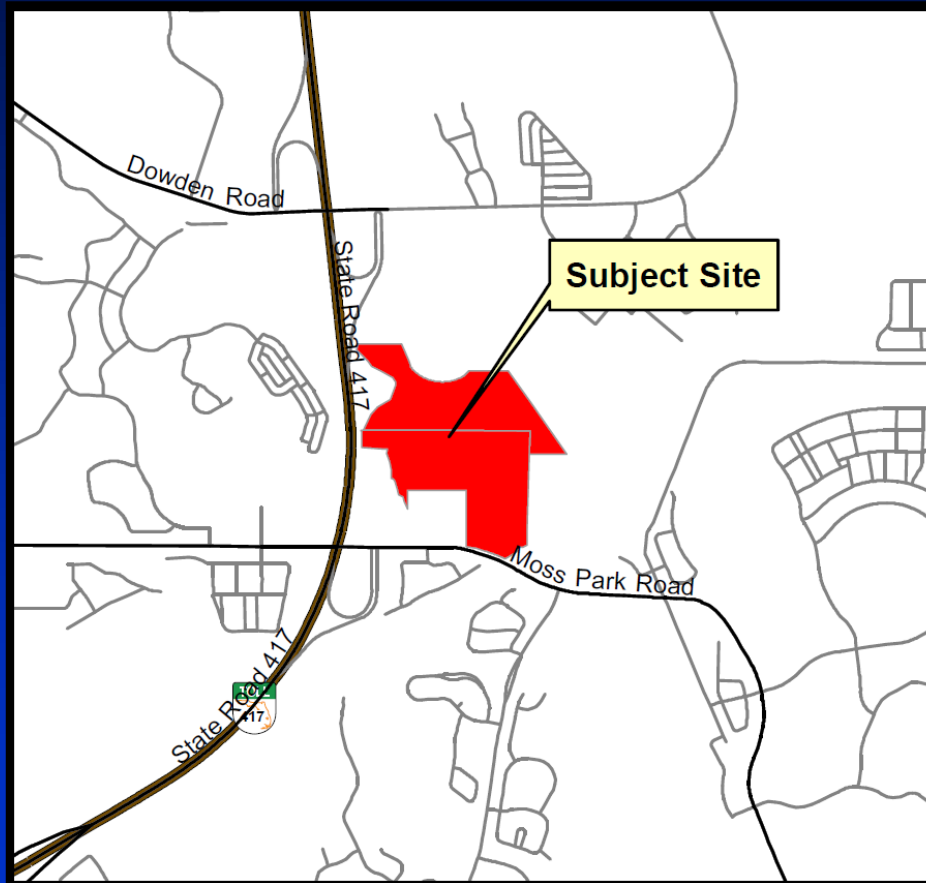
**Applicant: Gary T. Randall  
Moss Park North PD - Parcel B**

**July 10, 2018**



# Location Map

11001 Moss Park Road

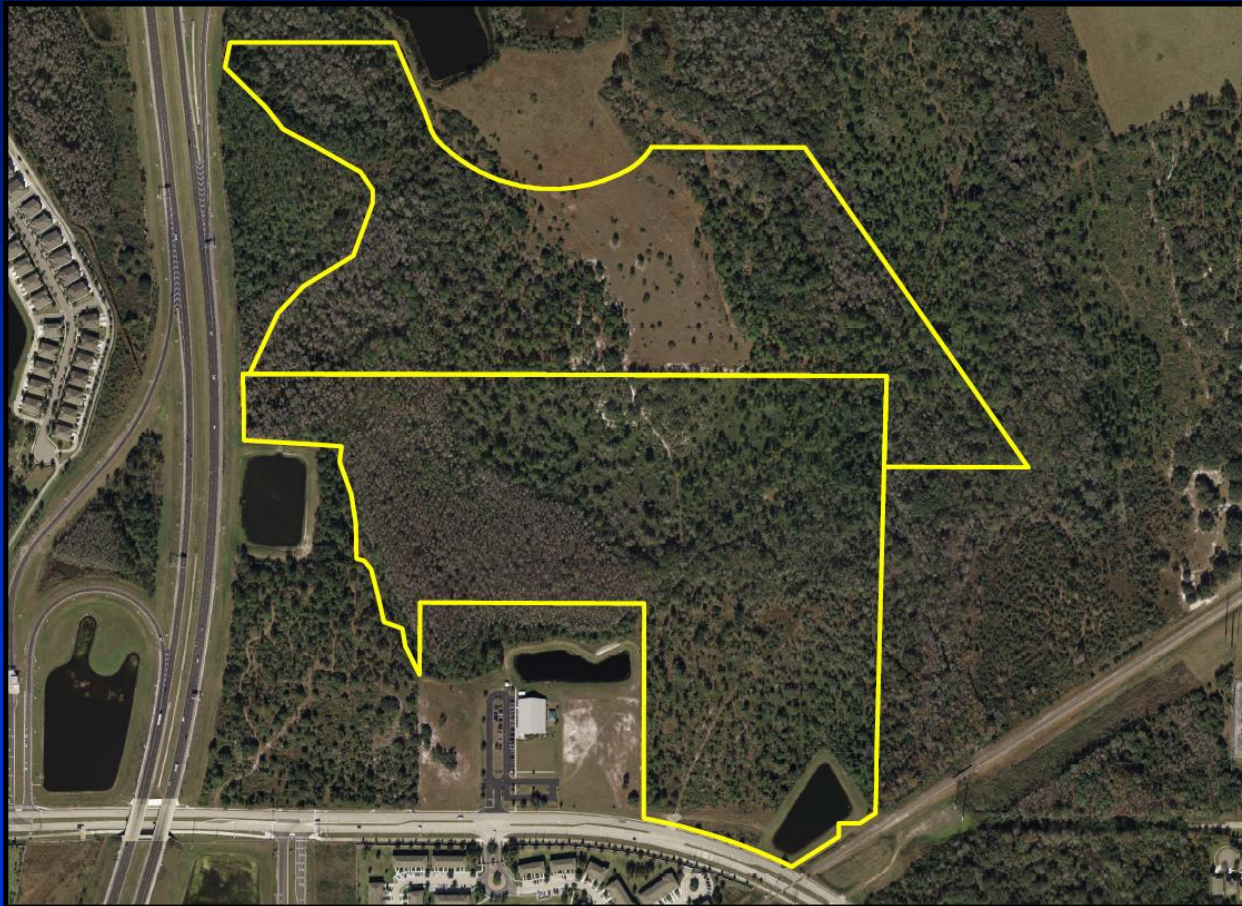


Parcel IDs: 09-24-31-0000-00-003 and 09-24-31-0000-00-011



# Aerial Photo

11001 Moss Park Road



Parcel IDs: 09-24-31-0000-00-003 and 09-24-31-0000-00-011





# Existing Conditions

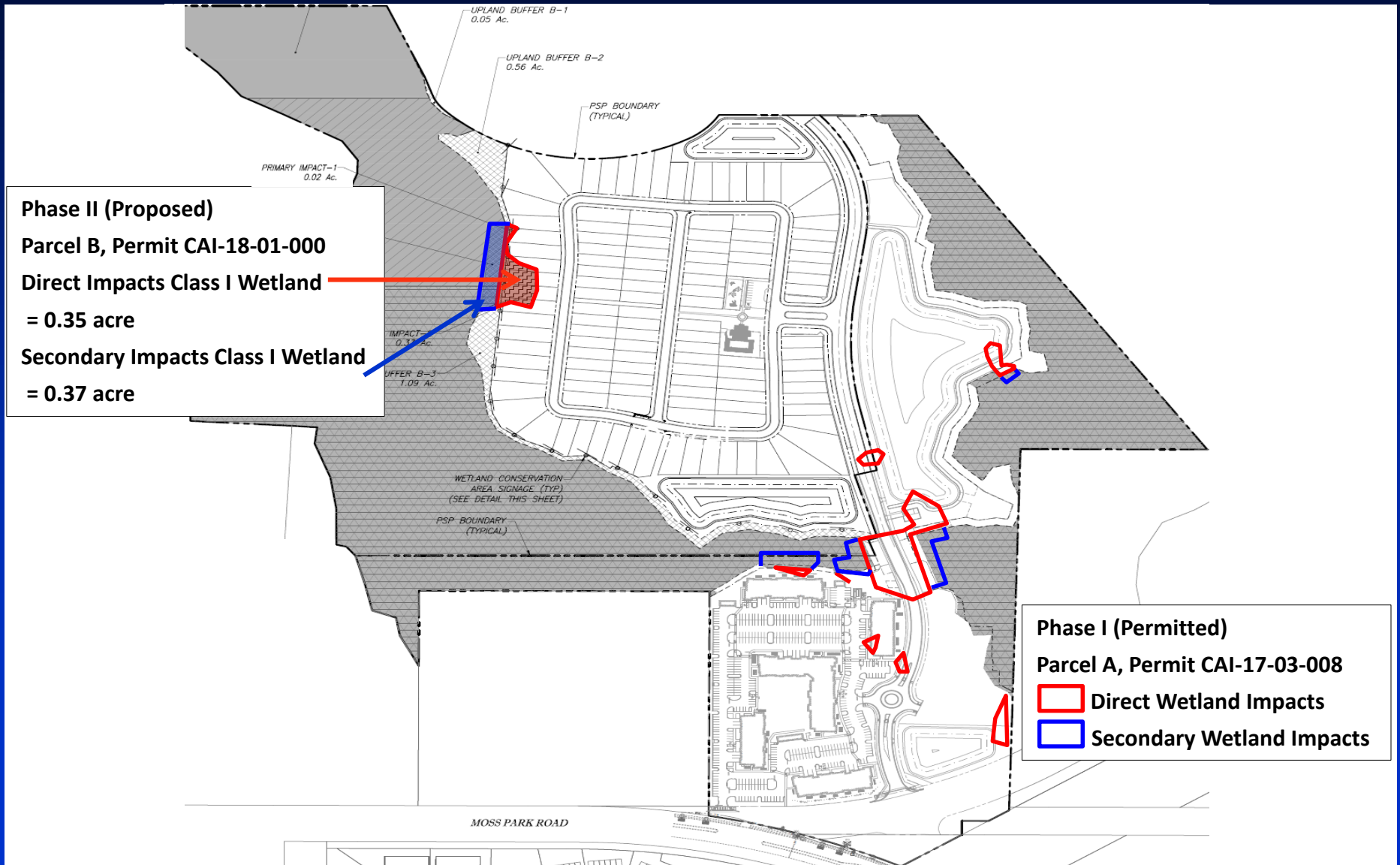


**Class I Wetlands**







# Site Plan - Impacts





# Site Plan - Mitigation

Phase II (Proposed)  
Pending CAI-18-01-000  
 Wetland Preservation  
= 7.58 acres

Phase I (Permitted)  
Permit CAI-17-03-008  
 Wetland Preservation  
= 34.3 acres





# Considerations

- Project reviewed in accordance with Chapter 15, Articles X and XVIII.
- The applicant is proposing 0.35 acres of direct impacts and 0.37 acres of secondary impacts to Class I wetlands in order to construct residential lots within Parcel B (Phase II) of a larger plan of development known as Moss Park North.
- Based on the documentation and justifications provided by the applicant, the Environmental Protection Division has 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.
- Mitigation includes the preservation of 7.58 acres of the remaining Class I wetlands onsite.



## Action Requested

- Approval of the Conservation Area Impact Permit Application (CAI-18-01-000), subject to the conditions listed in the staff report.

**District 4**