



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 22 2015 CAS/UC

## AGENDA ITEM

August 25, 2015

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

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

**CONTACT PERSON:** Lori Cunniff, CEP, CHMM, Deputy Director *L. Cunniff*  
Community, Environmental and Development  
Services Department  
(407) 836-1405

**SUBJECT:** September 22, 2015 – Consent Item  
Lennar Homes, LLC, Conservation Area Impact Permit  
Modification No. CAI-13-09-022, Moss Park Planned  
Development

The applicant, Lennar Homes, LLC, is requesting a modification to the Moss Park Planned Development Conservation Area Impact Permit (CAI) CAI 00-123 in order to: amend the approved mitigation plan, transfer the permit from Lake Hart Partners, LLC, to Lennar Homes, LLC, and update the wetland inventory to include Wetland No. 19. The Moss Park Planned Development (PD) is located approximately one (1.0) mile east of State Road 417, on portions of Moss Park Road and Wewahootee Road.

The Orange County Board of County Commissioners previously authorized CAI 00-123 on January 9, 2001. CAI 00-123 authorized 9.04 acres of direct impacts to Class I wetlands and 11.52 acres of direct Class III wetland impacts for the Moss Park PD.

Mitigation to offset the Class I wetland impacts included 187.31 acres of Class I wetland preservation and 59.85 acres of Class I wetland enhancement. Mitigation for the Class III wetland impacts included 8.67 acres of Class II wetland preservation, 2.68 acres of Class II wetland enhancement, and 4.43 acres of Class III wetland preservation. A total of 263.41 acres of wetlands were protected by conservation easement.

On January 2, 2003, a permit modification to a portion of the Moss Park PD CAI 00-123 was issued. For tracking purposes, the modification was assigned a new permit number (CAI 02-032 IP), however, CAI 00-123 was still valid and in effect for the majority of the development. CAI 02-032 IP authorized an additional 0.47 acre of direct impacts to Class III wetlands. No additional mitigation was required since the applicant had provided surplus mitigation in CAI 00-123.

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Lennar Homes, LLC, Conservation Area Impact Permit Modification No. CAI-13-09-022,  
Moss Park Planned Development

A total of 2.98 acres of Class I wetlands that were proposed as preservation in permit CAI 00-123 will now be impacted as part of the extension of Innovation Way South (Segment 3) through the northern portion of Wetland No. 4 in Parcel P. In lieu of the 2.98 acres of wetland preservation, the applicant has proposed to purchase 0.48 mitigation credits at the TM-Econ Mitigation Bank. The previously approved ratio of preserved wetlands to wetland impacts was 12.52:1. Therefore, the 2.98 acres of preserved wetlands offset 0.24 acre of wetland impact. As replacement mitigation, the applicant proposes to purchase mitigation credits at a 2:1 ratio. The mitigation, as proposed, offsets the impacts.

The applicant also requests to transfer a portion of the responsibility for permit compliance from Lake Hart Partners, LTD, to Lennar Homes, LLC, for parcels 10-21-31-0000-00-005, 10-21-31-0000-00-014, 10-24-31-0000-00-001, 10-24-31-0000-00-012, 10-24-31-0000-00-013, 15-24-31-0000-00-009, 15-24-31-0000-00-019, and 15-24-31-0000-00-022. Lake Hart Partners, LTD, or their assigns, will maintain responsibility for all other parcels subject to the previously issued permits, which will remain in full effect.

Finally, the applicant proposes to correct an error where a wetland was incorrectly identified as "Non-Jurisdictional" in the June 2000 Conservation Area Determination (CAD) (99-033) table and December 2002 survey. With this correction, Wetland 19 is now subject to Chapter 15, Article X.

**ACTION REQUESTED: Approval of Conservation Area Impact Permit Modification (CAI-13-09-022) for Lennar Homes, LLC, Moss Park Planned Development. District 4**

JWW/LC : mg

Attachments

# Conservation Area Impact Permit Modification Request



## Conservation Area Impact Permit Request District #4

**Applicant:** Lennar Homes, LLC

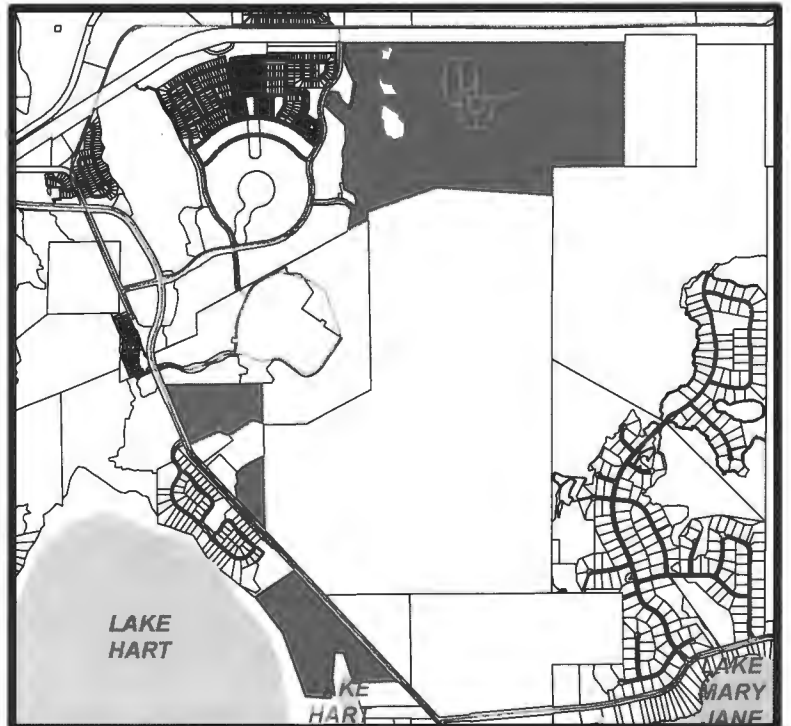
**Parcel IDs:**

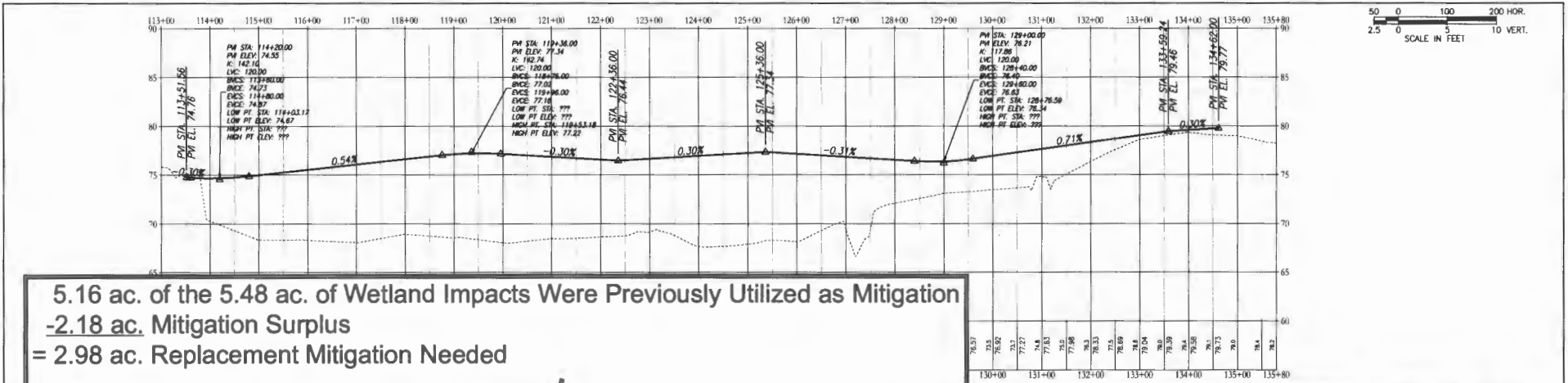
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10-24-31-0000-00-001, 10-24-31-0000-00-012,  
10-24-31-0000-00-013, 15-24-31-0000-00-009,  
15-24-31-0000-00-019, 15-24-31-0000-00-022

**Conservation Area Impact  
Permit No.:** CAI-13-09-022

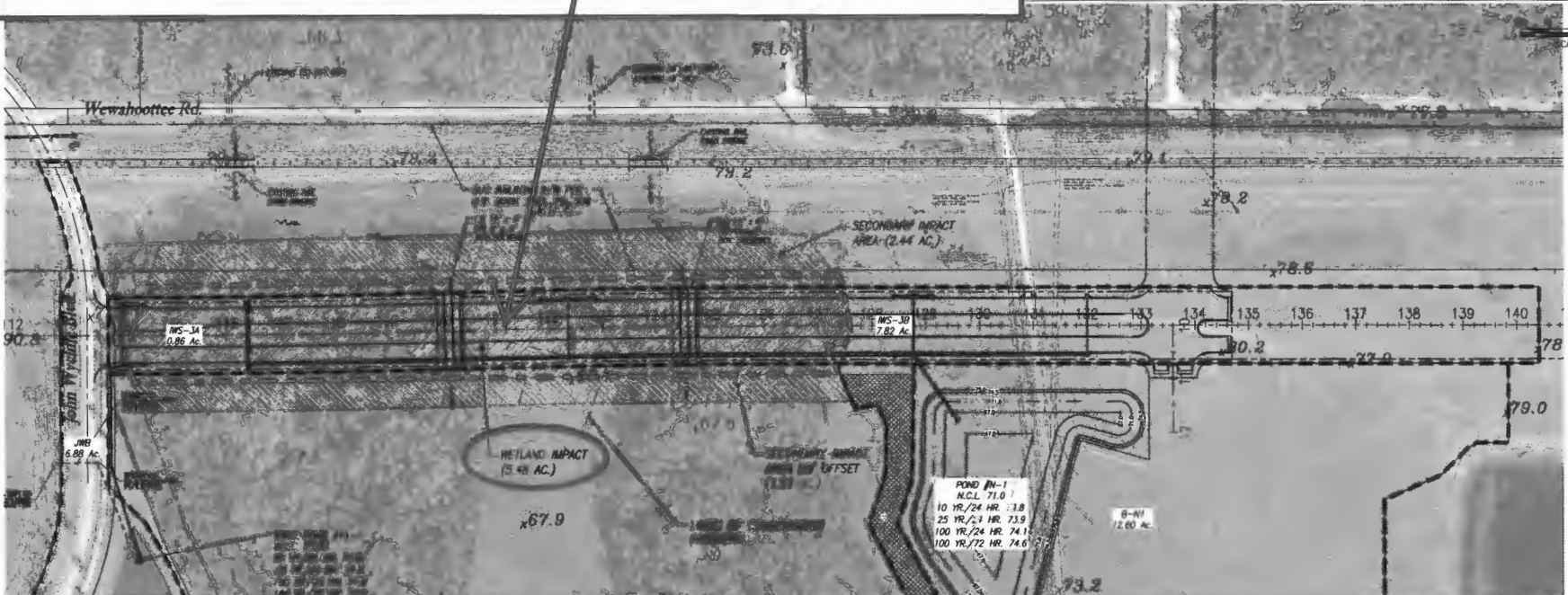
**Project Site** 

**Parcels Subject to  
Permit Modification** 





**5.16 ac. of the 5.48 ac. of Wetland Impacts Were Previously Utilized as Mitigation  
 -2.18 ac. Mitigation Surplus  
 = 2.98 ac. Replacement Mitigation Needed**



| REVISIONS |             | FIELD & BENNETT | ORANGE COUNTY PUBLIC WORKS<br>ENGINEERING DIVISION | INNOVATION WAY SOUTH - SEGMENT 3<br>DRAINAGE MAP | SHEET NO.<br>4 |
|-----------|-------------|-----------------|--|--|----------------|
| DATE      | DESCRIPTION |                 |  |  |                |
|           |             |                 |  |  |                |

**FIELD & BENNETT**  
 Poulos & Bennett, LLC  
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 Eng. Reg. No. 10567

**ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION**  
 4000 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7008

**INNOVATION WAY SOUTH - SEGMENT 3 DRAINAGE MAP**

SHEET NO.  
4

DATE: MAY 24, 2014