

# **ORANGE COUNTY**

## **PLANNING DIVISION**

# **2023-1 REGULAR**

# **CYCLE**

# **AMENDMENTS**

2010 - 2030 COMPREHENSIVE PLAN

## **BOARD OF COUNTY**

## **COMMISSIONERS**

**MAY 2, 2023**  
**TRANSMITTAL PUBLIC HEARING**

**PREPARED BY:**  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






**Interoffice Memorandum**

April 18, 2023

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

THROUGH: Tim Boldig, Interim Director  
Planning, Environmental, and Development Services Department

SUBJECT: 2023-1 Regular Cycle Comprehensive Plan  
Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3  
(Econ Trail Multifamily)  
Board of County Commissioners (BCC) Transmittal Public Hearing

2023-1 Regular Cycle Comprehensive Plan Amendments 2023-1-A-3-2 and 2022-2-B-FLUE-3 are scheduled for a BCC transmittal public hearing on May 2, 2023. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and recommended to be transmitted.

The subject property is located south of E. Colonial Drive on the east side of N. Econlockhatchee Trail. The request is to change the Future Land Use Map designation from Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS).

A community meeting was held for the request on February 15, 2023, with 43 residents in attendance with general concern for buffering to the single-family homes to the north and building height.

Following the BCC transmittal public hearing, the proposed amendments will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in June 2023. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Jason Sorensen, AICP, Chief Planner at (407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).

AAV/jhs/sw

2023-1 Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3  
BCC Transmittal Public Hearings  
May 2, 2023  
Page 2

Enc: 2023-1 Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3  
BCC Transmittal Staff Report

c: Jon V. Weiss, P.E., Deputy County Administrator  
Joel Prinsell, Deputy County Attorney  
Whitney Evers, Assistant County Attorney  
Roberta Alfonso, Assistant County Attorney  
Jason Sorensen, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
Read File

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-and-		
	2023-1-B-FLUE-3 PD Density and Intensity	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2023-1-A-3-2

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**2023-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments  
Privately Initiated Future Land Use Map Amendment**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	BCC Commission District	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
2023-1-A-3-2 Econ Trail Multifamily	LUP-22-12-388 (Econlockhatchee Trail Multifamily)	Pique Land Trust	Eric Raasch, Inspire Placemaking Collective, Inc.	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)	Generally located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.	3 - Mayra Uribe	Low-Medium Density Residential (LMDR)	Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)	R-CE (Country Estate District) R-1 (Single-Family Dwelling District)	PD (Planned Development District) (Econlockhatchee Trail Multifamily)	15.50 gross ac. Portion of 19-22-31-0000-00-070 (west of Little Econ River) 9.35 ac. Portion of 19-22-31-0000-00-070 (west of Little Econ River) net developable ac.	Sue Watson	Transmit	Transmit (6-2)
<b>2023-1 Regular Cycle Comprehensive Plan Amendments Staff Initiated Comprehensive Plan Text Amendment</b>														
Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)										Project Planner	Staff Rec	LPA Rec
2023-1-B-FLUE-2 (FLU8.1.4)	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2023-1-A-3-2										Sue Watson	Transmit	Transmit (6-2)

**ABBREVIATIONS INDEX:**

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; RSLD 2/1-Rural Settlement Low Density; GC-Growth Center; LP-Lake Pickett; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; A-2-Farmland Rural District; R-CE-Country Estate District; RCE-Rural Country Estate Residential District; PD-Planned Development District; PD-PP-Planned Development-Regulating Plan; PD-RS-Planned Development-Rural Settlement; SR-State Road; AC-Acres

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# **2023 FIRST REGULAR CYCLE AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING**

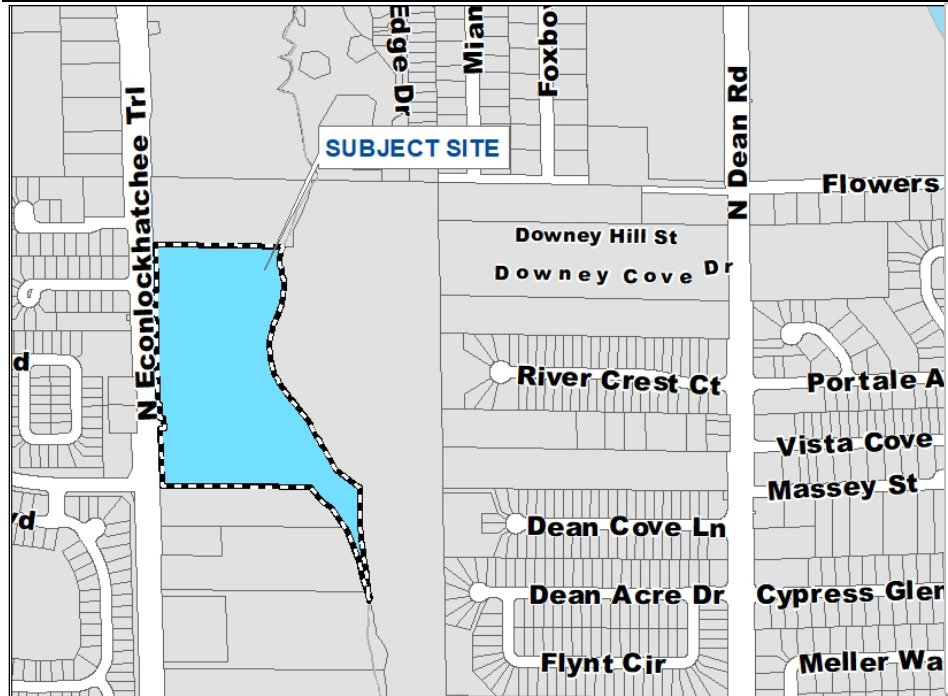
## **INTRODUCTION**

This is the Board of County Commissioners (BCC) transmittal staff report for proposed First Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and are scheduled for a transmittal public hearing before the BCC on May 2, 2023.

The 2023-1 Regular Cycle Amendments include a privately-initiated map amendment located in District 3 and an associated staff-initiated text amendment. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, expected in June 2023.

Once the Regular Cycle amendments have been adopted by the BCC, they will become effective 31 days after DEO notifies the County that the plan amendment package is complete.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch., Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net), or Jason Sorensen, AICP, Chief Planner, at (407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).

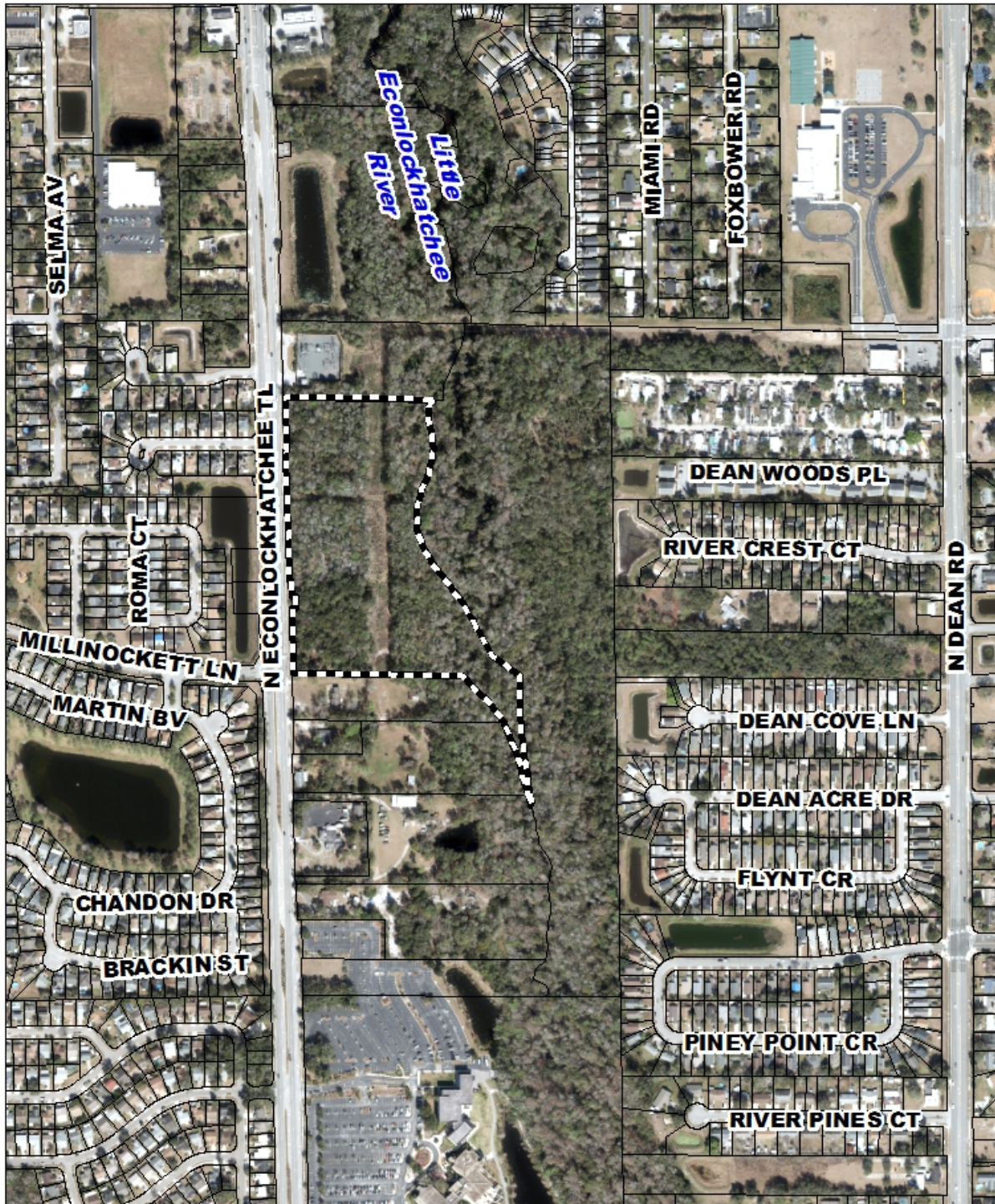


**Applicant/Owner:** Eric Raasch, Inspire Placemaking Collective, Inc., for Pique Land Trust  
**Location:** located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.  
**Existing Use:** Undeveloped land  
**Parcel ID Number:** 19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)  
**Tract Size:** 15.50 gross acres/9.26 net developable acres

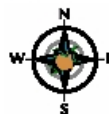
The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓ Community Meeting February 15, 2023 (2,054 notices sent; 43 people in attendance)	Mixed - Some residents were in favor of the proposal and some were opposed to the proposal	<b>Request:</b> Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential Conservation (PD-MDR/CONS)	
✓ Staff Report	Recommend Transmittal	<b>Proposed Development Program:</b> Up to 180 multi-family dwelling units	
✓ LPA Transmittal May 2, 2023	Recommend Transmittal (6-2)	<b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.	
BCC Transmittal	May 2, 2023	<b>Transportation:</b> The proposed use will generate 70 p.m. peak hour trips resulting in an increase of 31 p.m. peak hour trips.	
State Agency Comments	TBD	<b>Environmental:</b> Conservation Area Determination CAD-22-01-006 was issued on January 6, 2023, with an expiration date of January 6, 2028.	
LPA Adoption	TBD	<b>Schools:</b> Per School Capacity Determination OC-22-072, dated March 1, 2023, capacity is not available at University High School. The mitigation of 4,000 seats will be required. This determination expires August 27, 2023.	
BCC Adoption	TBD	<b>Concurrent Rezoning:</b> Case LUP-22-12-388 A proposed rezoning from R-1 (Single-Family Dwelling District) and R-CE (Country Estate District) to PD (Planned Development District) (Econlockhatchee Trail Multi-Family PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage.	



2023-1-A-3-2



 Subject Property

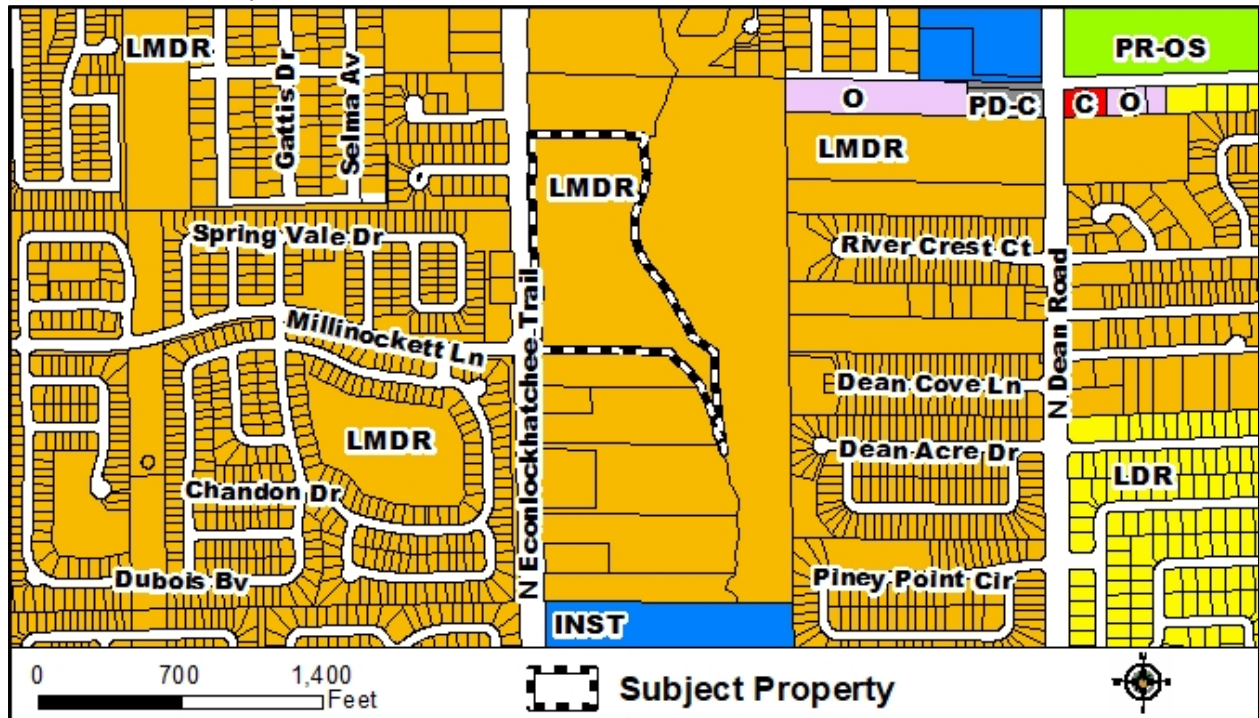


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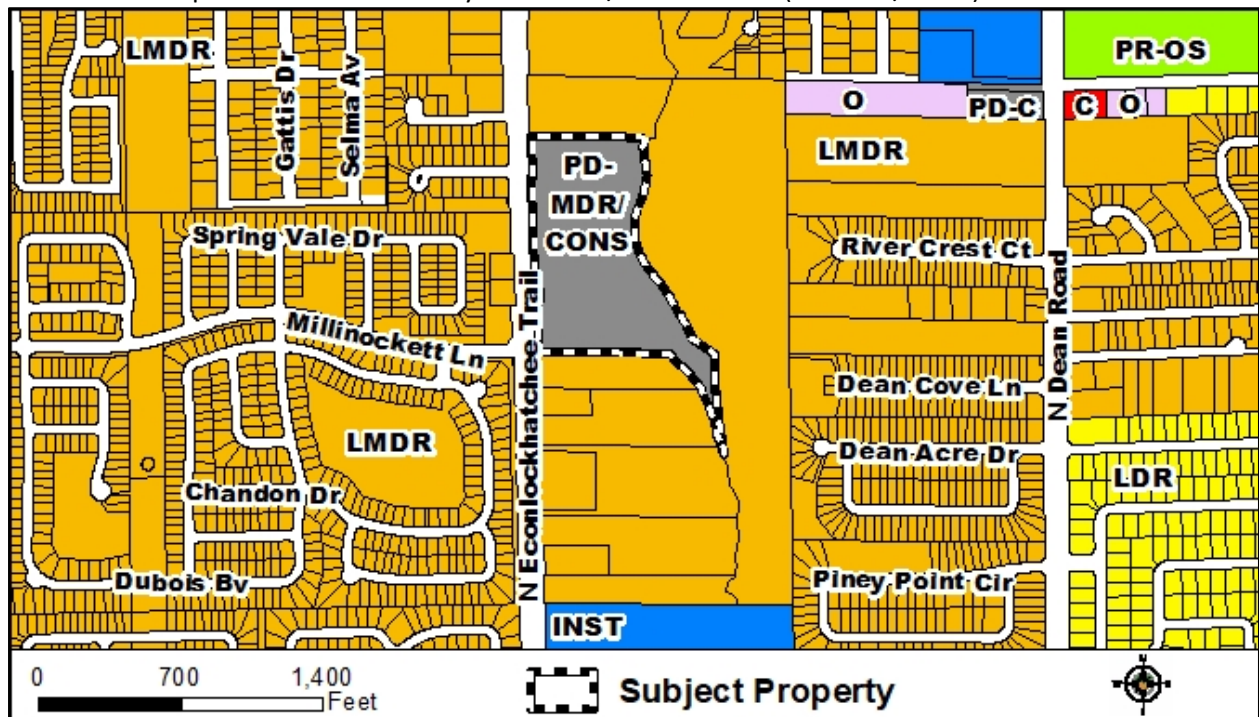
### FUTURE LAND USE - CURRENT

Low-Medium Density Residential (LMDR)



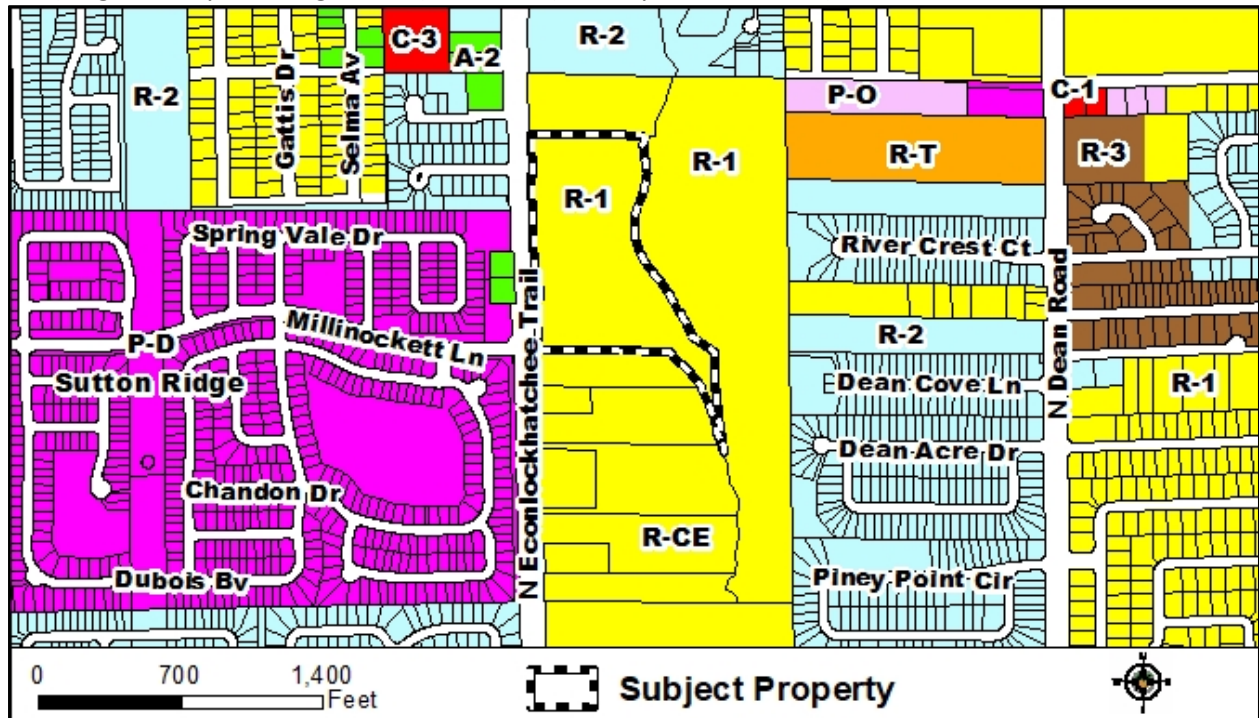
### FUTURE LAND USE - PROPOSED

Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)



### ZONING – CURRENT

R-1 (Single-Family Dwelling District) and R-CE (Country Estate District)



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## **STAFF RECOMMENDATION**

- 1. FUTURE LAND USE MAP AMENDMENT 2023-1-A-3-2:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the amendment, 2023-1-A-3-2, be **TRANSMITTED** to the state reviewing agencies.
- 2. FUTURE LAND USE TEXT AMENDMENT 2023-1-B-FLUE-3:** Make a finding the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the Amendment 2023-1-B-FLUE-3, to include the development program for Amendment 2023-1-A-3-2 in Future Land Use Element Policy FLU8.1.4, be **TRANSMITTED** to the state reviewing agencies

## **ANALYSIS**

### **1. Background and Development Program**

The applicant, Eric Raasch, has requested to change the Future Land Use Map (FLUM) designation of a 15.50-acre portion of Parcel 19-22-31-0000-00-070 (the portion west of the Little Econlockhatchee River) from Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS). The subject property consists of approximately 9.26 acres of developable land and approximately 6.24 acres of wetlands. The applicant is proposing a development program of up to 180 multi-family dwelling units. The present LMDR FLUM designation permits residential activity at a maximum net density of ten (10) dwelling units per acre. The MDR FLUM designation requested by the applicant allows for residential development at a maximum net density of twenty (20) dwelling units per acre, with the proposed Conservation (CONS) map overlay intended to recognize lands designated for the conservation of natural resources. The applicant has communicated that the onsite wetlands and upland buffers associated with the Little Econlockhatchee River will be preserved.

On January 6, 2023, the Orange County Environmental Protection Division (EPD) issued Conservation Area Determination CAD-22-01-006, with an expiration date of January 6, 2028. The CAD established the upland, wetland, and surface water acreages for Parcels 19-22-31-0000-00-00-023, 19-22-31-0000-00-024, and 19-22-31-0000-00-070 (both east and west of the Little Econlockhatchee River). Per the approved CAD, there is approximately a total of 24.62 acres of delineated Class I wetland and Class III surface water wetland onsite and approximately a total of 33.035 acres of upland onsite, totaling 57.65 acres of wetland and upland for the three parcels.

The 15.50-acre undeveloped subject property is comprised of a portion of Parcel 19-22-31-0000-00-070 (portion west of Little Econlockhatchee River). A majority of the parcel is zoned R-1 (Single-Family Dwelling District) with a small sliver zoned R-CE (Country Estate District) and it has a corresponding LMDR FLUM designation. This portion of Parcel 19-22-31-0000-00-070, portion west of Little Econlockhatchee River, contains approximately 9.26 acres of upland. Portions of this parcel contain Class I wetland and Class III surface water wetland. Parcel 19-22-31-0000-00-070 (both east and west of Little Econlockhatchee River) contains an approximate total of 24.31 acres of Class I wetland and an approximate total of 0.11 acres of Class III surface water wetland.



The 15.50-acre subject site is located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln. The subject property is located in an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. Duke Energy Electrical Substation abuts the subject property immediately to the north, and it has a LMDR FLUM designation and a corresponding R-1 zoning classification. North of the substation is a Florida Department of Transportation (FDOT) stormwater/retention pond. It has a LMDR FLUM designation and a corresponding R-2 (Residential District) zoning classification. Two 7-Eleven convenience stores are located at the southeast corner and the southwest corner of E. Colonial Drive and N. Econlockhatchee Trail. They both have Commercial FLUM designations and one is zoned C-1 (Retail Commercial District) and the other is zoned C-2 (General Commercial District). These two convenience stores are located immediately north of the FDOT stormwater/retention pond. Union Park Middle School is located further north of the subject site, immediately north of E. Colonial Drive. Sundance at the Econ Subdivision and Sutton Ridge Phase 1 Unit 1 Subdivision, both single-family subdivisions, are located across the street on N. Econlockhatchee Trail, west of the subject site. The Sundance at the Econ Subdivision has a LMDR FLUM designation and a corresponding R-2 zoning classification, and the Sutton Ridge Phase 1 Unit 1 Subdivision has a LMDR FLUM designation and a PD (Planned Development District)(Sutton Ridge PD) zoning classification.

Single-family residential homes are located south of the subject property. These properties have LMDR FLUM designations and they all have corresponding R-CE (Country Estate District) zoning classifications. Undeveloped land and the Little Econlockhatchee River are located east of the subject site and a majority of the parcel is zoned R-1 with a small sliver zoned R-CE. The property has a LMDR FLUM designation. Currently, this portion of Parcel 19-22-31-0000-00-070 (portion east of the Little Econlockhatchee River) along with Parcels 19-22-31-0000-00-023 and 19-22-31-0000-00-024, are the subject of a proposed FLUM Amendment, 2023-1-A-3-1 (Dean Road Multifamily). The applicant is requesting to change the FLUM designation of the 42.10-acre parcel from Office (O) and LMDR to PD-MDR/CONS to develop up to 420 multifamily dwelling units. Union Park Elementary School is located on N. Dean Road, east of the subject site. Valencia College East Campus, located on N. Econlockhatchee Trail, is located approximately 1,000 feet south of the subject property. Polytechnic University of Puerto Rico, also located on N. Econlockhatchee Trail, is located approximately a half-mile south of the subject property. Somerset Chase Subdivision, an existing 208-lot townhome development, as well as Valencia Trace Apartments, a 228-unit apartment complex, are located further south of the subject property.

### Orange County Code Violations

The subject property, Parcel 19-22-31-0000-00-070, has been cited for code violations by the Orange County Neighborhood Services Division. Listed below are the code violations provided by Neighborhood Services for the parcel. Per an email dated February 28, 2023, from Mark McSwain, Lead Code Inspector, Orange County Neighborhood Services Division, Code Compliance Section, Case 582299 is still active, accruing fines, and appear to be worsening.

**For the Parcel ID#: 19-22-31-0000-00-070 - there is an Incident #: 582299/CEB 2021-440631Z – Transient camp / Trash, junk, debris and a junk vehicle.** Some of the zoning violations associated with this incident report include inoperable and improperly licensed vehicles; outside storage of trash,

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junk, and debris, including but not limited to tarps, tents, shopping carts, grills, tires, consumer garbage, etc. This violation is still an active violation and has not been corrected at the time of writing this staff report.

## **COMMUNITY MEETING**

A community meeting was held for this proposed amendment on February 15, 2023, with 43 residents in attendance. The applicant, Eric Raasch, Inspire Placemaking Collective, Inc., gave an overview of the proposed project. Mr. Raasch stated that the proposed amendment is to construct up to 180 multi-family dwelling units, and that the proposed apartment buildings will be four stories in height. Mr. Raasch stated they will not impact the Little Econlockhatchee River. Mr. Raasch opened the meeting up for questions and comments. Some of the questions and concerns the citizens had for the proposed amendment were for the building height (four stories), number of rental units, access points, protections for the Little Econlockhatchee River, rental price, stormwater, property values, and traffic concerns.

Mr. Raasch and the proposed developer of the property, Mr. Kamil Salame, Royal Palm Companies (RPC), answered the residents questions and concerns. Mr. Salame stated that the additional supply of rental units will eventually reduce the rental rates in the area. As far as the rental price of the units, he stated that the rental rates will be market rate. The proposed apartments will range from one bedroom to three bedrooms, ranging feet in size from 700 square feet to 1,400 square square feet. As far as the access is concerned, Mr. Raasch stated that they will have two entrances –one that would line up at Millinocket Lane across the street and the other located at the north end of the property along N. Econlockhatchee Trail. For the traffic concerns, the applicant’s traffic engineer stated that the proposed multi-family development will reduce the PM Peak hours trips. With regards to stormwater, the applicant stated Orange County requires that all stormwater be managed on-site and he stated that the stormwater ponds will be designed to meet all codes. With regards to the height of the buildings, Mr. Salame stated that they want to have mor green space. Mr. Salame also stated that background checks will be required for the residents and that they will strictly regulate who comes on the property. For the property values question, Mr. Salame stated that multi-family properties pay the most taxes and the proposed apartments will help the residents’ property values go up.

Some of the residents in attendance were opposed to the proposed apartments because they felt that they were too many units, the height (4 stories), and increased traffic. They would rather see townhomes on the property and would prefer two story buildings. A few of the citizens expressed approval for the proposed apartments and also expressed that the proposed apartments will make the neighborhood safer especially with the Lake Downey Mobile Home Park’s ongoing code violations, and they hope that they will help clean up the area.

## **2. Future Land Use Map Amendment Analysis**

### **CONSISTENCY**

The requested FLUM amendment initially appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located within the County’s Urban Service Area (USA) Boundary and is located within an area characterized by a mix of commercial, institutional, residential uses and a variety of

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housing types including single-family attached and detached homes, and apartments. As mentioned above, the applicant is seeking the PD-MDR/CONS Future Land Use Map designation to allow for the development of the 15.50 gross acre infill site to construct up to 180 multi-family units. It should be noted that per approved Conservation Area Determination CAD-22-01-006, Class I wetland and Class III surface water wetland are present on the site and has reduced the amount of developable acreage to approximately 9.26 acres.

As mentioned previously, the subject property is located in the immediate area of Union Park Elementary School and Union Park Middle School, as well as located in close proximity to Valencia College East Campus and Polytechnic University of Puerto Rico. In addition to its proximity to the educational facilities, the subject site lies in the vicinity of several major employers, including AdventHealth East Orlando and Lockheed Martin, making it well situated for residential development. In addition, the property is located in close proximity to the State Road 417/State Road 408 interchange, providing easy access to downtown Orlando and Interstate-4 to the west, the University of Central Florida to the north, and Lake Nona/Medical City to the south. Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. Also applicable is **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

The requested amendment is consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. As noted previously, the subject property is surrounded by commercial, institutional, and residential uses and is considered to be an infill development.

With the proposal to develop 180 multi-family dwelling units, the proposed FLUM amendment is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. It is staff's belief that the proposed project will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**. Further, Future Land Use Element **Policy FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

Lastly, **Conservation-related OBJ C1.4** and its supporting policies call for the protection of wetlands and existing native wildlife (flora and fauna). Per the Orange County Environmental Protection Division, Conservation Area Determination CAD 22-01-006 identified Class I wetland and Class III surface water wetland resulting in approximately 9.26 net developable acres. The CAD expires on January 6, 2028. It is the applicant's intent to preserve the wetlands and upland buffers associated with the Little Econlockhatchee River through conditions of approval placed on the proposed Econlockhatchee Trail Multi-Family Planned Development (PD)/Land Use Plan (LUP) rezoning, Case # LUP-22-12-388.

As explained in **Future Land Use Element Policy FLU 1.1.2(B)**, density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. The net developable land area is defined as the gross land area, less surface waters and wetland areas. The CAD completed by EPD on January 6, 2023, identified approximately 9.26 net developable acres. The proposed development program is based on the 9.26 net developable acres which results in a maximum number of 185 dwelling units. The applicant is proposing 180 dwelling units.

In order to include Class I, II, and III conservation areas in the density and FAR calculations, prior to the adoption of the FLUM amendment, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD as per **Future Land Use Element Policy FLU1.1.2(B)**.

Inclusion of the 6.24 acres of wetlands in the density calculations would require an approved Conservation Area Impact (CAI) permit approved by EPD. Staff is limited to including currently recognized net developable acreage in the density calculations. The Conservation Area Determination (CAD) recognizes approximately 9.26 acres of upland on the site.

## **COMPATIBILITY**

The proposed FLUM amendment appears to be **compatible** with the existing development and development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. As stated above, the subject property is located within an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. In addition to the site's close proximity to the elementary and middle schools, Valencia College East Campus and Polytechnic University of Puerto Rico, it is located in the vicinity of regional transportation corridors and major employers such as AdventHealth East Orlando and Lockheed Martin, adding to its suitability for residential development. **Future Land Use Element Policy FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surrounds it, and it also states that the design attributes of a project, its urban form, and the physical integration of a project may be considered in determining compatibility. The PD zoning serves as a tool to implement site standards, buffering, placement, and other requirements that further enable compatibility. A proposed rezoning from R-1 (Single-Family Dwelling District) and R-CE (Country Estate District) to PD (Planned Development District) (Econlockhatchee Trail Multi-Family PD/LUP), Case # LUP-22-12-388, is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage. It is staff's belief that the proposed multi-family project is compatible with the existing mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments in the surrounding area.

### **3. Staff-Initiated Text Amendment 2023-1-B-FLUE-3**

**Future Land Use Element Policy FLU8.1.4** establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The

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development program for this requested amendment is proposed for incorporation into **Policy FLU8.1.4** via a corresponding staff-initiated text amendment, Amendment 2023-1-B-FLUE-3.

The maximum development program for Amendment 2023-1-A-3-2, if adopted, would be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-3-2</u> <u>Econ Trail Multifamily</u>	<u>Planned Development-</u> <u>Medium Density Residential</u> <u>Conservation</u> <u>(PD-MDR/CONS)</u>	<u>Up to 180 multi-family</u> <u>dwelling units</u>	<u>2023-</u>

**DIVISION COMMENTS: ENVIRONMENTAL, PUBLIC FACILITIES, AND SERVICES**

**Environmental:**

**EPD Review Summary:**

- An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
- Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

**FLUM Amendment Comments:**

1. CAD Complete - An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
2. Conservation Area Impacts – In addition to any state or federal wetland permitting requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*
3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit

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approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*

4. Outstanding Florida Waters – The Little Econlockhatchee River is designated as an Outstanding Florida waterbody by Florida Department of Environmental Protection (FDEP). The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Rule 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
5. Impaired Waters – The Little Econlockhatchee River has been designated as an impaired water body by the Impaired Waters Rule, *Chapter 62-303 of the Florida Administrative Code*. Be aware that the Environmental Protection Division will not support any variance requests affecting the water quality of the Little Econlockhatchee River or wetlands connected to the river without some extra protective measures by the applicant. These will likely include but are not limited to: a high efficiency septic system, shoreline plant enhancement, wetland buffer and a pollution abatement swale easement. In addition, state code may have other restrictions.
6. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

**Additional EPD Comments:**

1. Solid Waste Disposal – Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.
2. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will

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require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference Orange County Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*

### **Transportation:**

The applicant is requesting to change ~15.50 acres from LMDR to PD-MDR/CONS to allow for the construction of 180 multi-family dwelling units. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in an increase in the number of p.m. peak trips by 31 p.m. and therefore will impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

#### **Future Roadway Network**

Road Agreements: None

Planned and Programmed Roadway Improvements: Future improvements detailed in the MetroPlan Orlando 2045

Metropolitan Transportation Plan (MTP) Cost Feasible Plan were included for study area roadway segments for both the Short-Term (2030) and Long-Term (2040) analyses. The following cost feasible capacity improvement projects were included:

- Econlockhatchee Trail from Colonial Drive to Trevarthon Road – Widen to 4 lanes (MTP ID 7520)
- Econlockhatchee Trail from Trevarthon Road to SR 417– Widen to 4 lanes (MTP ID 7521)

Right of Way Requirements: None

#### **Summary**

The applicant is requesting to change ~15.50 gross acres gross (~9.26 net acre portion of a ~44.26 acre parcel from LMDR to PD-MDR/CONS and rezone from R-CE and R-1 to PD.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed residential use will result in an increase in the number of p.m. peak trips and therefore will impact the area roadways.

#### **Roadway Capacity Analysis**

A Traffic Study was submitted with the case for review and comment. The subject property is generally located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Road, and north of Valencia College Ln. Based on existing conditions, the following segments are operating over capacity. This information is dated and subject to change.

- Econlockhatchee Trail from Colonial Drive to Trevarthon Road (Daily and P.M.)
- Econlockhatchee Trail from Trevarthon Road to Central Florida Greenway (Daily and P.M.)
- Colonial Drive from Central Florida Greenway to Dean Road (Daily)



These segments are projected to operate at Level of Service “F” as a result of background traffic and committed trips. However, the project traffic is insignificant on Econlockhatchee Trail from Valencia College to Colonial Drive consuming less than 1% of the maximum service volume (0.6%) which is considered de-minimus.

The short term (Year 2030) as well as the long term (Year 2040) analysis under the proposed FLU designation showed that the following roadway segments are projected to operate at an adverse level of service due to background traffic:

- Colonial Drive, from Central Florida Greenway to Rouse Road (Daily and P.M.)
- Valencia College Lane, from Econlockhatchee Trail to Chickasaw Trail (Daily and P.M.)

The long-term analysis year 2040 revealed in addition to the segments mentioned above, the following segments will be operating above their capacity:

- Dean Road, from Colonial Drive to Winder Trail (Daily and P.M.)
- Econlockhatchee Trail, from Valencia College Lane to Colonial Drive (Daily and P.M.)

Based on the analysis, the study roadway segments are projected to fail prior to the addition of project trips as a result of existing deficiency and high background or committed traffic on the remaining segments. The FLU change will not cause any additional deficiencies within the project impact area. The project will be adding a maximum of 12 trips on the failing roadway segment of Econlockhatchee Trail from Valencia College to Colonial Drive.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County’s Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County’s Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

### **Utilities:**

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

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**Orange County Public Schools:**

Per School Capacity Determination OC-22-072, issued March 1, 2023, capacity is currently available at the elementary school (Union Park Elementary) and middle school (Union Park Middle) that would currently serve the proposed multi-family project. However, capacity is presently not available at the high school that would serve the development, University High. As stated in the School Capacity Determination, the mitigation of 4,000 seats will be required. This determination expires August 27, 2023.

#### **4. Policy References**

**GOAL H1** – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents

**GOAL FLU2** – URBAN STRATEGIES. Orange County will encourage urban strategies such as, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options

**OBJ FLU8.2 – COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

**FLU1.1.1** – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

**FLU1.1.2 (B)** – Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division.

**FLU1.1.5** – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the Infill Master Plan (2008).

**FLU1. 4.1** – Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

**OBJ FLU2.1** – INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County’s established core areas in the Urban Service Area.

**FLU8.1.4** – The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

**FLU8.2.1** – Future land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**FLU8.2.11** – Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**OBJ C1.4** – Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

### **ACTION REQUESTED**

#### **Local Planning Agency (LPA) Recommendation – (March 16, 2023)**

Make a finding that the information contained in the application for the proposed amendment has the potential to be found “in compliance” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Board of County Commissioners that Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3 be TRANSMITTED to the state review agencies.

### **LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING SYNOPSIS**

The staff report was presented to the Local Planning Agency (LPA) with the recommendation to transmit the amendments to the state review agencies.

The applicant was present and agreed with the staff recommendations. One member of the public appeared to speak regarding these amendments. The resident was seeking more information about the closing date for the Lake Downey Mobile Home Park, where she currently lives, and which is located on Parcel 19-22-31-0000-00-024. This parcel is associated with Amendment 2023-1-A-3-1, not 2023-1-A-3-2. The applicant stated that the mobile home park’s closing was posted and they were following the state guidelines for the closing. The applicant stated that he will meet with the resident and let her know about the resources that are available in reference to the closing of the mobile home park. After public comment, the PZC members and the applicant discussed posting the mobile home park’s closing

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information in Spanish as well as in English. The applicant was not sure if the closing notices were printed in Spanish, but he stated that if they were not, he would print them in Spanish as well. Two thousand fifty-four (2,054) notices were sent to property owners extending 1,350 feet surrounding the property. Staff received five commentaries opposing the amendment and two commentaries in favor.

A motion was made by Commissioner Arrington and seconded by Commissioner Spears to recommend transmittal of Amendment 2023-1-A-3-2 and Amendment 2023-1-B-FLUE-3. The motion carried 6-2.

<b>Motion / Second</b>	<i>Michael Arrington / Gordon Spears</i>
<b>Voting in Favor</b>	<i>Walter Pavon, Gordon Spears, Camille Evans, Nelson Pena, Michael Arrington. Evelyn Cardenas</i>
<b>Voting in Opposition</b>	<i>David Boers and George Wiggins</i>
<b>Absent</b>	<i>Eddie Fernandez</i>

**Site Visit Photos  
Subject Site**



**North – Duke Energy Substation**



**South – Single-Family Residence**



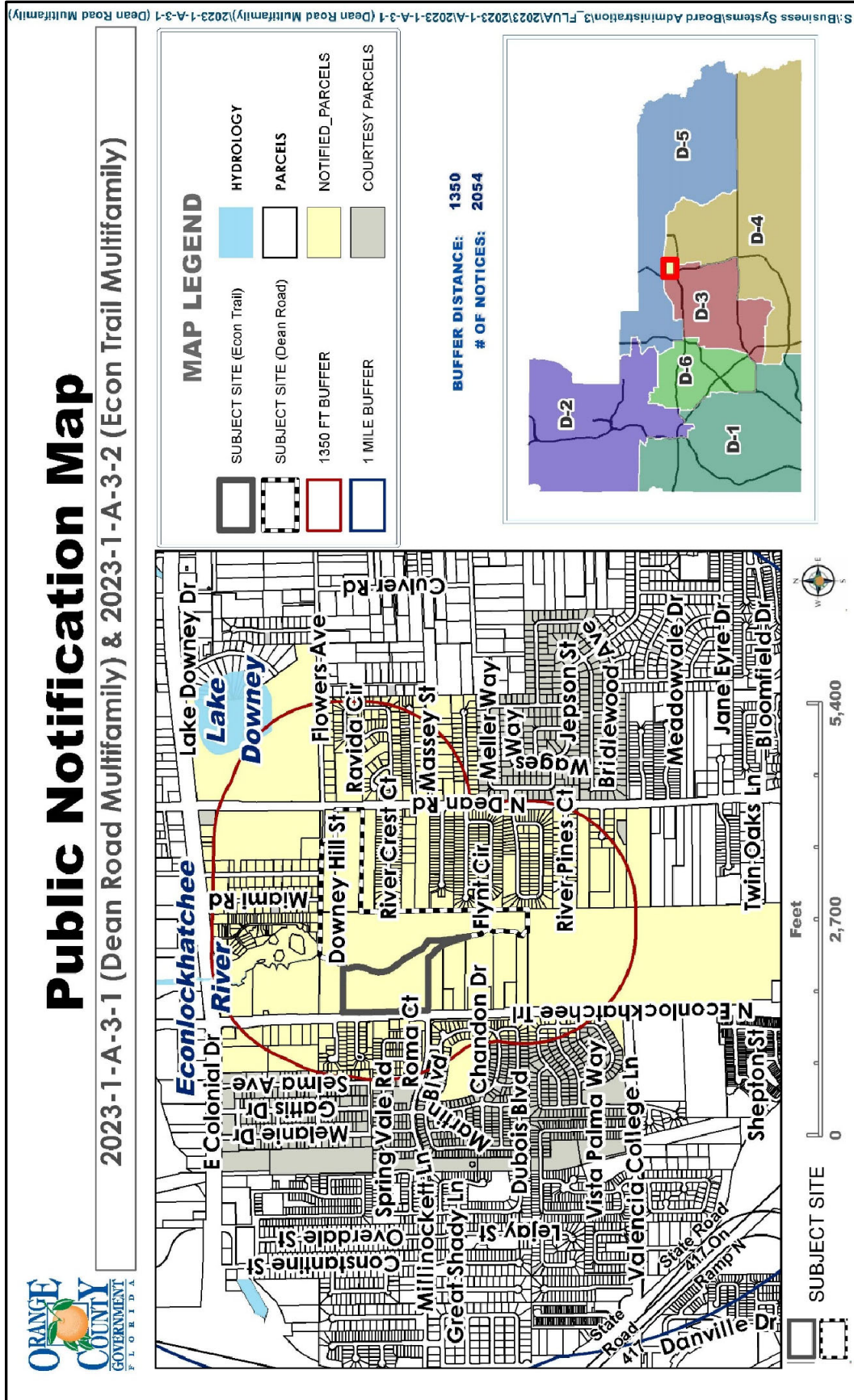
**East – Undeveloped Land**



**West – Sutton Ride Phase I Unit 1 Subdivision**









# Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

## FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER - REVISED

March 6, 2023

**VIA E-MAIL: ERAASCH@SMEINC.COM**

Eric Raasch  
S & ME, INC  
1615 Edgewater Drive, Suite 200  
Orlando, FL 32804

**Application OC-22-072 (Econ Trail Multifamily)**

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	<input checked="" type="checkbox"/> FLUM
	<input type="checkbox"/> Rezoning
	<input type="checkbox"/> Amendment or Extension
Development Application #:	2023-1-A-3-2
Project Name:	Econ Trail Multifamily
OCPS Completed Application Date:	August 31 <sup>st</sup> , 2022
Parcel #(s):	19-22-31-0000-00-070
Requested New Units (#):	SF:                      MF: 50                      TH:
Vested Unit(s):	SF:                      MF: 130                      TH:
Total Project Units:	180
School Board District:	# 2

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Union Park ES	Union Park MS	University HS
Jurisdictional Analysis	N/A	N/A	N/A

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from Orange County.

**This determination expires on August 27<sup>th</sup>, 2023.** OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Orange County by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of Orange County's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at [christopher.mills@ocps.net](mailto:christopher.mills@ocps.net) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Mills".

Christopher Mills, AICP  
Senior Administrator, Facilities Planning

SC/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Sue Watson, Orange County (via e-mail)  
Thomas Moore, OCPS (via e-mail)  
Project File



## Attachment A



*School Capacity Determination*

User ID CCM February 28, 2023 14:22:19

Project ID: **CEA – OC – 22 – 072**

Valid Until: August 27, 2023

Project Name:		<b>ECON TRAIL MULTIFAMILY</b>	
<b>Unvested Units</b>	Single Family Units:	0	<b>Vested Units</b>
	Multi Family Units:	50	
	Multi Family High Rise Units:	0	
	Town Homes Units:	0	
	Mobile Home Units:	0	
	Single Family Units:	0	
	Multi Family Units:	130	
	Multi Family High Rise Units:	0	
	Town Homes Units:	0	
	Mobile Home Units:	0	

	School Level	Elementary	Middle	High	
	CSA:	R			
	School:	UNION PARK ES	UNION PARK MS	UNIVERSITY HS	
	<b>Analysis of Existing Conditions</b>				
Capacity Enhancement	School Capacity (2021-2022)	673	1,478	2,534	
	Enrollment (2021-2022)	460	706	2,563	
	Utilization (2021-2022)	70.0%	49.0%	102.0%	
	LOS Standard	110.0%	100.0%	100.0%	
	Available Seats	280	772	0	
		<b>Analysis of Reserved Capacity</b>			
	School Level	Elementary	Middle		
	Encumbered Capacity	0	32		0
	Reserved Capacity	6	3		0
	Adjusted Utilization	69.2%	50.1%		101.1%
Adjusted Available Seats	274	737		0	
	<b>Analysis of Proposed Development</b>				
Students Generated	7.050	3.250		4.000	
Adjusted Utilization	70.3%	50.4%		101.3%	
AVAILABLE/NOT AVAILABLE	<b>AVAILABLE</b>	<b>AVAILABLE</b>		<b>NOT AVAILABLE</b>	
Number of Seats to Mitigate	0.000	0.000		4.000	

UNION PARK ES	
UNION PARK MS	
UNIVERSITY HS	



## Interoffice Memorandum

Date: January 6, 2023

To: Alberto A. Vargas, MArch, Manager  
Orange County Planning Division

From: Lindy A. Wolfe, P.E., LEED AP, Manager  
Utilities Engineering Division

**Subject: Facilities Analysis and Capacity Report  
2023-1 Regular Cycle Comprehensive Plan Amendments**

Orange County Utilities (OCU) staff reviewed the proposed development programs as submitted by the Planning Division and have concluded improvements to the County's water and wastewater treatment plants are not required to provide an adequate level of service consistent with the Comprehensive Plan's Potable Water, Wastewater and Reclaimed Water Element for those properties within OCU's service area. The Comprehensive Plan includes a 10-Year Water Supply Facilities Work Plan addressing the needs of our service area. Supporting documentation is provided in the attached Potable Water and Wastewater Facilities Analysis table.

As of today OCU has sufficient plant capacity to serve the subject amendments. This capacity is available to projects within OCU's service area and will be reserved upon payment of capital charges in accordance with County resolutions and ordinances. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

OCU's groundwater allocation is regulated by its consumptive use permits (CUP). OCU is working toward alternative water supply (AWS) sources and agreements with third party water providers to meet the future water demands within our service area. While OCU cannot guarantee capacity to any project beyond its permitted capacity, we will continue to pursue the extension of the CUP and the incorporation of AWS and other water resources sufficient to provide service capacity to projects within the service area.

If you need additional information, please contact me or Laura Tatro at 407-254-9913.

cc: Andres Salcedo, P.E., Deputy Director, Utilities Department  
Laura Tatro, P.E., Chief Engineer, Utilities Engineering Division  
Alexander Castro, P.E., Senior Engineer, Utilities Engineering Division  
Gregory Gologowski, Chief Planner, Planning Division  
Christopher DeManche, MPA, Planner III, Planning Division  
File: 37586; 2023-1 Regular Cycle

**Potable Water and Wastewater Facilities Analysis for 2023-1 Regular Cycle Comprehensive Policy Plan Amendments**

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2023-1-A-1-1 Sutton Lakes	31-24-27-0000-00-010; 31-24-27-0000-00-009; 31-24-27-0000-00-045; 31-24-27-0000-00-038; 31-24-27-0306-04-011	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR)	557	0	20,000	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-2 Sutton Grande	31-24-27-0000-00-012	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Medium-High Density Residential (MHDR)	250	0	0	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-3 Gissy Multifamily	34-24-28-0000-00-021	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch watermain within World Center Dr right-of-way WW: 20-inch forcemain within World Center Dr right-of-way RW: 12-inch and 24-inch reclaimed watermain within World Center Dr right-of-way	Planned Development - Commercial/High Density Residential (PD-C/HDR)	2,888	200	200,000	0.840	0.687	0.840	0.687	Yes	South
2023-1-A-1-4 Poinciana Multifamily	35-24-28-0000-00-008	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch water main within Poinciana Blvd right-of-way WW: TBD* RW: 8-inch reclaimed water main within Poinciana Blvd right-of-way	Activity Center Residential (ACR)	792	0	0	0.218	0.178	0.218	0.178	Yes	South
2023-1-A-2-1 6409 N OBT	04-20-27-0000-00-021	PW: Florida Governmental Utilities Authority WW: City of Mount Dora RW: Orange County Utilities	PW: Contact FGUA WW: Contact City of Mount Dora RW: Not Available	Growth Center - Low-Medium Density Residential (GC-LMDR) **Joining the NW Growth Center with this application**	75	0	0	N/A	N/A	N/A	N/A	No	N/A
2023-1-A-2-2 Special Hearts Farm	19-20-27-3752-00-093	PW: City of Apopka WW: City of Apopka RW: City of Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Institutional (INST)	Not Specified	Not Specified	Not Specified	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-3-1 Dean Road Multifamily	19-22-31-0000-00-023; 19-22-31-0000-00-024; 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 20-inch water main within Dean Rd right-of-way WW: TBD* RW: Not Available	Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)	420	0	0	0.116	0.095	0.116	0.095	No	East
2023-1-A-3-2 Econ Trail Multifamily	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within N Econlockhatchee Tr right-of-way WW: TBD* RW: Not Available	Planned Development - Medium Density Residential/Conservation (PD-MDR/CONS)	180	0	0	0.050	0.041	0.050	0.041	No	East
2023-1-A-4-1 Simpson Road Multifamily	33-24-30-0000-00-014; 33-24-30-0000-00-033; 33-24-30-0000-00-032; 33-24-30-0000-00-031	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: TBD* RW: Not Available	Planned Development - Medium-High Density Residential (PD-MHDR)	360	0	0	N/A	0.081	N/A	0.081	No	South
2023-1-A-4-2 Stoneybrook Enclave	01-23-31-0000-00-001 (portion of)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: TBD* WW: TBD* RW: TBD*	Low Density Residential (LDR)	125	0	0	0.034	0.028	0.034	0.028	TBD	East
2023-1-A-4-3 Cedar Crossing	24-22-31-0000-00-027	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within Old Cheney Hwy right-of-way WW: 16-inch force main within Old Cheney Hwy right-of-way RW: Not Available	Commercial Urban Service Area Boundary Expansion	0	0	68,113	0.006	0.005	0.006	0.005	No	East

**NOTES:**

No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Connection points and transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

\* 2023-1-A-3-1, 2023-1-A-1-4, 2023-1-A-3-2, 2023-A-4-1, 2023-1-A-4-2: Water, Wastewater, and Reclaimed Water (as applicable) demands and connection points will be addressed as the project proceeds through the DRC and construction permitting processes.

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee, MUP and permitting reviews



**Environmental Protection Division**

**CONSERVATION AREA  
DETERMINATION**

**Determination No:** CAD-22-01-006

**Date Issued:** January 6, 2023

**Date Expires:** January 6, 2028

**Activity Location:**

N Econlockhatchee Trail, 1480 N Dean Road, & 1410 N Dean Road,  
Orlando, FL 32825

Parcel ID Nos.: 19-22-31-0000-00-070, 19-22-31-0000-00-023 & 19-22-31-  
0000-00-024

Parcel Descriptions: See attached

Orange County Commission District: 3

**Permittees / Authorized Entities:**

Pique Land Trust, Manohar H. Jain, and Chaines Land Trust  
c/o Daniel Gough, Bio-Tech Consulting, Inc.

E-mail: [danny@btc-inc.com](mailto:danny@btc-inc.com)

The Environmental Protection Division (EPD) has received your certified survey received on December 22, 2022, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

The conservation area(s), as delineated in the field have been classified as follows:

Surface Water/  
Wetland  
Identification  
Number

Surface Water/ Wetland Identification Number	Class	FLUCCS <sup>1</sup> / Remarks
W-1	I	510 Streams and Waterways, 615 Stream and Lake Swamps / Little Econlockhatchee River and adjacent wetlands.
W-2	I	630 Wetland Forested Mixed / Hydrologically connected to the Little Econlockhatchee River.
SW-1	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-2	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-3	III	530 Reservoirs / Upland cut pond less than five acres.
SW-4	III	530 Reservoirs / Upland cut pond less than five acres.

<sup>1</sup>Florida Land Use, Cover and Forms Classification System (FLUCCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition).

Approved, subject to the following conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
3. Please be advised that this permit does not grant approval to clear trees and vegetation in uplands. A site work, building, or tree mitigation permit is required in order to remove any trees or vegetation. A building permit limits clearing to the building pad including permanent power, driveway, on site disposal systems, and 15 feet around the building pad, per Orange County Code, Section 15-304. Contact 407-836-5807 for questions regarding additional clearing.
4. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.

5. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
6. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
7. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
8. This CAD supersedes any existing determinations made on this parcel.
9. An upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions.

If you should have any questions concerning this permit, please contact Nicole Salvatico at 407-836-1494 or [Nicole.Salvatico@ocfl.net](mailto:Nicole.Salvatico@ocfl.net).

Project Manager:



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Nicole Salvatico, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

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David D. Jones, P.E., CEP, Environmental Protection Officer

NS/JR/TMH/DJ/gfdjr:

Attachment: Approved Survey

- c: Co-Permittee, Pique Land Trust, [jainemergicare@outlook.com](mailto:jainemergicare@outlook.com)  
Co-Permittee, Manohar H. Jain, 4800 South Apopka Vineland Road, Orlando, FL 32819  
Co-Permittee, Chaines Land Trust, 4800 South Apopka Vineland Road, Orlando, FL 32819  
Co-Permittee, Kamil Salame, Royal Palm Multifamily, LLC, [kamil@rpcholdings.com](mailto:kamil@rpcholdings.com)  
Conservation Planning Services, FWC, [conservationplanningservices@MyFWC.com](mailto:conservationplanningservices@MyFWC.com)  
Rocco Campanale, Orange County Property Appraiser's Office, [rcampanale@ocpafil.org](mailto:rcampanale@ocpafil.org)  
Marc von Canal, St. Johns River Water Management District, [mvoncana@sjrwmd.com](mailto:mvoncana@sjrwmd.com)

## Property Descriptions

### 19-22-31-0000-00-070:

DOC 20210179824 - ERROR IN LEGAL - SW1/4 OF NE1/4 & NW1/4 OF SE1/4 LYING E OF CREEK (LESS R/W) IN SEC 19-22-31 (LESS PT OF SW1/4 OF NE1/4 OF SEC 19-22-31 DESC AS COMM NW COR OF SW1/4 OF NE1/4 OF SAID SEC 19 TH S89-06-35E 59.06 FT FOR POB TH CONT S89-06-35E 710 FT M/L TO WLY EDGE OF ECONLOCKHATCHEE RIVER TH SLY ALONG WATER'S EDGE TO A PT 300 FT S OF N LINE OF SAID SW1/4 OF NE1/4 TH N89-06-35W 574 FT M/L N01-41-46W 300.31 FT TO POB) & (LESS COMM AT SW COR OF NE1/4 OF SEC TH S89-26-46E 30.02 FT ALONG S LINE OF NE1/4 TO E EXISTING R/W LINE OF ECONLOCKHATCHEE TRL FOR POB TH N00-29-50W 1367.64 FT TH S88-53-04E 29.03 FT TH S01-28-28-15E 300.31 FT TH S88-53-04E 9.14 FT TH S01-29-39E 206.34 FT TH S88-30-21W 3 FT TH S01-29-39E 500 FT TH N88-30-21E 7 FT TH S01-29-39E 63.25 FT TH N88-30-21E 16 FT S01-29-39E 43.5 FT TH S88-30-21W 16 FT TH S01-29-39E 254 FT TH N89-26-46W 41.96 FT TO POB PER 10309/1127)

### 19-22-31-0000-00-023:

COMM NE COR SEC 19-22-31 TH S 1341.28 FT W 49.02 FT TH S 30.01 FT W 381.53 FT TH S 01 DEG E 137.09 FT FOR THE POB TH W 900 FT N 01 DEG W 167.11 FT E 900.13 THE S01E 167.09 FT TO POB

### 19-22-31-0000-00-024:

S 334 FT OF N 501 FT OF SE1/4 OF NE1/4 (LESS E 48 FT FOR RD) OF SEC 19-22-31

# ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF LAND  
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

**received**  
12/22/2022

### SURVEYOR'S NOTES

1. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-1105150FL1-MA, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2021. THE FOLLOWING SCHEDULE B(I) ITEMS ARE NOTED RELATIVE TO THE SURVEY:

#### LEGAL DESCRIPTION

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL1-MA)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF ECONLOCHATCHEE RIVER (CREEK), LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY, ALL IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA;

LESS AND EXCEPT:

A TRACT OR PARCELS OF LAND LYING IN THE NORTHEAST 1/4 OF SAID SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST BY VIRTUE OF THAT CERTAIN STIPULATED ORDER OF TAKING ENTERED IN FAVOR OF ORANGE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, A CERTIFIED COPY OF WHICH WAS RECORDED ON DECEMBER 20, 2011 IN OFFICIAL RECORDS BOOK 10309, PAGE 1127, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19 (A RAILROAD SPIKE WITHOUT IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 82°30'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 300.22 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF ECONLOCHATCHEE TRAIL AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE AND RUNNING EAST, A DISTANCE OF 1,321.84 FEET; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, SOUTH 87°53'30" EAST, A DISTANCE OF 28.23 FEET; THENCE SOUTH 87°53'30" EAST, A DISTANCE OF 300.31 FEET; THENCE SOUTH 87°53'30" EAST, A DISTANCE OF 51.14 FEET; THENCE SOUTH 01°29'30" EAST, A DISTANCE OF 204.34 FEET; THENCE SOUTH 87°53'30" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 01°29'30" EAST, A DISTANCE OF 284.00 FEET; THENCE NORTH 89°08'45" WEST, A DISTANCE OF 01°29'30" EAST, A DISTANCE OF 43.28 FEET; THENCE SOUTH 87°53'30" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 01°29'30" EAST, A DISTANCE OF 43.50 FEET; THENCE SOUTH 87°53'30" WEST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 01°29'30" EAST, A DISTANCE OF 254.00 FEET TO APPROXIMATE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°08'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 43.66 FEET TO APPROXIMATE EXISTING EAST RIGHT OF WAY LINE OF ECONLOCHATCHEE TRAIL AND THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A TRACT OR PARCELS OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST BY VIRTUE OF THAT CERTAIN WARRANTY DEED IN FAVOR OF FLORIDA POWER CORP., INC., D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, RECORDED JANUARY 27, 2004 IN BOOK 7280, PAGE 4200, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19; THENCE SOUTH 89°08'45" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19, 24.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'45" EAST ALONG SAID NORTH LINE, 74.0 FEET MORE OR LESS; TO THE WEST EDGE OF WATER OF THE ECONLOCHATCHEE RIVER; THENCE SOUTHERLY ALONG THE EDGE OF WATER TO A POINT 100 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE; THENCE NORTH 89°08'45" WEST, 134 FEET MORE OR LESS, ALONG A LINE 300 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19; THENCE NORTH 01°41'46" WEST, 300.31 FEET TO THE POINT OF BEGINNING.

#### TITLE COMMITMENT ITEM NUMBERS:

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL1-MA)

ITEM #10: TERMS AND CONDITIONS OF THE RIGHT OF WAY AGREEMENT BETWEEN MAXIME DEOSTER, UNMARRIED AND ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 423, PAGE 266.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 977, PAGE 469; AS AFFECTED BY PARTIAL RELEASE OF EASMENTS AND AMENDMENT AND RESTATMENT OF EASEMENTS, RECORDED IN BOOK 9786, PAGE 8575 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #12: EASEMENT GRANTED FROM ANDREW E. ARNDT AND WINNIE ARNDT, HIS WIFE AND BYRON G. ARNDT, SINGLE TO THE ORANGE COUNTY, IN THE STATE OF FLORIDA, RECORDED IN BOOK 63, PAGE 146 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #13: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 951, PAGE 479 OF OFFICIAL RECORDS; AS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT RECORDED IN BOOK 3456, PAGE 1610 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #14: TERMS AND CONDITIONS OF THE RIGHT-OF-WAY AGREEMENT BETWEEN EVERETT ARNDT, SINGLE AND BYRON ARNDT, SINGLE AND THE COUNTY OF ORANGE, IN THE STATE OF FLORIDA RECORDED IN BOOK 1212, PAGE 601 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #15: TERMS AND CONDITIONS OF THE RIGHT-OF-WAY AGREEMENT BETWEEN ANDREW E. ARNDT AND WINNIE ARNDT, HIS WIFE AND THE COUNTY OF ALACHUA, IN THE STATE OF FLORIDA, RECORDED IN BOOK 1212, PAGE 603 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #16: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 1865, PAGE 351 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #17: EASEMENT GRANTED FROM MANSHAR H. JAIN, TRUSTEE TO JOSE ANTONIO GONZALEZ, JOSE GONZALEZ, AS TRUSTEES PURSUANT TO THE AMENDED AND RESTATED TRUST AGREEMENT OF UNIVERSITY HILLS, INC., AND UNIVERSITY HILLS, INC., RECORDED IN BOOK 4099, PAGE 3342 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #18: EASEMENT GRANTED FROM MANSHAR H. JAIN, INDIVIDUALLY AND AS TRUSTEE, OF THE COUNTY OF ORANGE AND STATE OF FLORIDA TO THE COUNTY OF ORANGE, IN THE STATE OF FLORIDA, RECORDED IN BOOK 4111, PAGE 1340 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #19: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 7280, PAGE 4204 OF OFFICIAL RECORDS; AFFECTED BY FORTY-FOURTH SUPPLEMENTAL INSTRUMENT, DATED AS OF AUGUST 01, 2004 RECORDED IN BOOK 7618, PAGE 4387 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

NOTE: 727 SUPPLEMENTAL EASEMENT TO FLORIDA POWER CORPORATION (D.B.A. PROGRESS ENERGY FLORIDA, INC.) RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 4202. THIS DOCUMENT WAS NOT PROVIDED IN TITLE COMMITMENT FILE# NCS-1105150FL1-MA, DATED DECEMBER 8, 2021.

2. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-1105150FL2-MA, WITH AN EFFECTIVE DATE OF JANUARY 03, 2022. THE FOLLOWING SCHEDULE B(I) ITEMS ARE NOTED RELATIVE TO THE SURVEY:

#### LEGAL DESCRIPTION

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL2-MA)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 334 FEET OF THE NORTH 501 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA LESS THE EAST 30 FEET THEREOF FOR ROAD.

AND

LESS AN ADDITIONAL 18 FEET ON THE EAST BOUNDARY AS WAS TAKEN FOR ROAD RIGHT-OF-WAY AS PER STIPULATED FINAL JUDGMENT RECORDED JULY 3, 1989, IN OFFICIAL RECORD BOOK 423, PAGE 479 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 167 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### TITLE COMMITMENT ITEM NUMBERS:

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL2-MA)

ITEM #10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 983, PAGE 146, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 4202, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #11: EASEMENT AND RIGHT OF ENTRY RECORDED IN OFFICIAL RECORDS BOOK 10886, PAGE 303 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, (BLANKET IN NATURE) AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #12: THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 201108084848 FILED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

### SURVEYOR'S NOTES (CONTINUED)

3. THIS ALTA/NSPS SURVEY WAS PREPARED FOR KIMLEY-HORN AND ASSOCIATES, INC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

4. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS ADJUSTMENT OF 2011, THE NORTH LINE = S81°/4 = N61°/4 = SECTION 19, T22S, R31E, BEARS 88°02'07"E.

5. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

6. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

7. THE SUBJECT PROPERTY: (TITLE COMMITMENT FILE# NCS-1105150FL1-MA) CONTAINS 44,295 ACRES OF LAND, MORE OR LESS; (TITLE COMMITMENT FILE# NCS-1105150FL2-MA) PARCEL 1 CONTAINS 9,811 ACRES OF LAND, MORE OR LESS; (TITLE COMMITMENT FILE# NCS-1105150FL2-MA) PARCEL 2 CONTAINS 3,450 ACRES OF LAND, MORE OR LESS.

8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS, SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 57.00 FEET AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 58.00 FEET AND THAT THE REMAINING OF THE PROPERTY WITHIN ZONE V (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), THIS INFORMATION WAS TAKEN FROM MAP NUMBER 10000000R, REVISED SEPTEMBER 20, 2008.

9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

10. ZONING AND SETBACK INFORMATION WERE NOT PROVIDED AT TIME OF SURVEY.

11. AS OF THE DATE OF THIS SURVEY, THERE WAS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.

12. AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

13. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:

A. BOUNDARY SURVEY OF ECOTRIL SITE, BY ALLEN & COMPANY, DATED 23 OCT, 2019  
B. PLAT OF FOXBOWER MANOR, P.B. 10, PG. 77  
C. PLAT OF BEAN AND FLOWERS, P.B. 51, PGS. 122-123  
D. PLAT OF BEAN LOTS, P.B. 18, PG. 78  
E. PLAT OF BEAN ACRES, P.B. 18, PG. 78  
F. PLAT OF RIVER'S BEND, P.B. 17, PGS. 145-147  
G. PLAT OF RIVER CREST, P.B. 14, PG. 71  
H. PLAT OF FINE WOODS POINT, P.B. 9, PG. 127

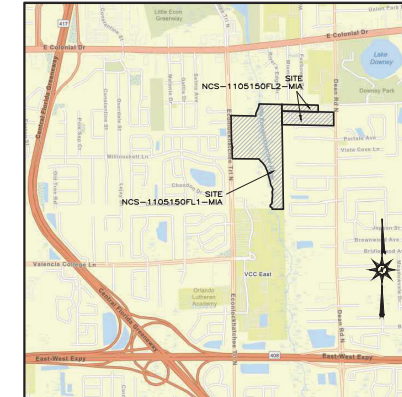
14. AT TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL SOLID WASTE DUMPING SITE, SWAMP, DISPOSAL OR OTHER TYPE OF LANDFILL OR DISPOSAL OF REFUSE.

15. THERE ARE NO GAPS, GORES, OVERLAPS OR HAIUS WITHIN THE TITLE LEGAL PROVIDED. THE TITLE LEGAL IS ONE AND THE SAME AS THE AS SURVEYED LEGAL AND CREATES NO GAPS, GORES OR HAIUS.

16. THE WETLAND LINES ARE BASED ON FIELD LOCATIONS TOGETHER WITH INFORMATION PROVIDED BY BIO-TECH CONSULTING, INC. POLE AND LAND TRUST, WETLAND FLAG MAP, DATED 05/15/2022.

### LEGEND

- |   |                       |   |
|---|-----------------------|---|
| ○ SET 5/8" IRON ROD WITH CAP (LB 6848)    | ⚡ WOOD POWER POLE     | ⊗ (UNKNOWN TREE)  |
| ■ FOUND RAILROAD SPIKE                    | ⊗ PALM TREE           | ⊗ CAMPOUR TREE  |
| ● FOUND IRON ROD WITH CAP (AS NOTED)      | ⊗ MAPLE TREE          | ⊗ OAK TREE  |
| ■ FOUND CONCRETE MONUMENT (AS NOTED)      | ⊗ PINE TREE           | ⊗ PINE TRAIL - HARD SURFACE   |
| ▲ FOUND NAIL AND DISK WITH CAP (AS NOTED) | ⊗ BOLLARD             | ⊗ SPOT SHOT - GROUND ELEVATION  |
| ○ NUMBER                                  | ⊗ GUY ANCHOR          | ⊗ TITLE COMMITMENT REFERENCE NUMBER (AS PER TITLE COMMITMENT FILE# NCS-1105150FL1-MA) |
| LB LICENSED BUSINESS                      | ⊗ ELECTRIC METER      | ⊗ TITLE COMMITMENT REFERENCE NUMBER (AS PER TITLE COMMITMENT FILE# NCS-1105150FL2-MA) |
| OR OFFICIAL RECORDS BOOK                  | ⊗ TRAFFIC SIGNAL POLE | ⊗ FIRST AMERICAN TITLE INSURANCE COMPANY  |
| PG./PAGES                                 | ⊗ MAIL BOX            |   |
| D.B.A. DOING BUSINESS AS                  | ⊗ METAL POWER POLE    |   |
| R/W RIGHT-OF-WAY                          | ⊗ LIGHT POLE          |   |
| PSM PROFESSIONAL SURVEYOR AND MAPPER      | ⊗ TELEPHONE PEDESTAL  |   |
| PLS PROFESSIONAL LAND SURVEYOR            | ⊗ BACK FLOW PREVENTOR |   |
| CCR CERTIFIED CORNER RECORD               | ⊗ VAULT               |   |
| P.B. PLAT BOOK                            |                       |   |
| R RANGE                                   |                       |   |
| T TOWNSHIP                                |                       |   |
| (D) AS PER DEED                           |                       |   |
| (P) AS PER PLAT                           |                       |   |
| ID# IDENTIFICATION NUMBER                 |                       |   |
| DOC# DOCUMENT NUMBER                      |                       |   |
| PRM PERMANENT REFERENCE MONUMENT          |                       |   |
| ELP ELLIPTICAL REINFORCED CONCRETE PIPE   |                       |   |
| INV INVERT                                |                       |   |
| EL ELEVATION                              |                       |   |
| CONC. CONCRETE                            |                       |   |
| RCF REINFORCED CONCRETE PIPE              |                       |   |
| MPH MILES PER HOUR                        |                       |   |
| CLF CHAIN LINK FENCE                      |                       |   |
| MES MITERED END SECTION                   |                       |   |
| BFE BASE FLOOD ELEVATION                  |                       |   |
| TOE TOE OF SLOPE                          |                       |   |
| TMB TOP OF BANK                           |                       |   |
| CMP CORRUGATED METAL PIPE                 |                       |   |
| HDP HIGH-DENSITY POLYETHYLENE PIPE        |                       |   |
| OVC OVERHANG                              |                       |   |
| PVC POLY-VINYL CHLORIDE PIPE              |                       |   |
| ○ SANITARY SEWER VALVE                    |                       |   |
| ○ SANITARY SEWER MANHOLE                  |                       |   |
| ○ CURB INLET                              |                       |   |
| ○ MITERED END SECTION                     |                       |   |
| ○ STORM MANHOLE                           |                       |   |
| ■ CATCH BASIN                             |                       |   |
| ■ WIRE PULL BOX                           |                       |   |
| ■ UTILITY MARKER                          |                       |   |
| ■ ELECTRIC BOX                            |                       |   |



**Approval of wetland line only.**  
**A Conservation Area Impact permit is needed prior to any wetland impacts.**

**Approved By**  
**Orange County**  
**Environmental Protection Division**  
**Date: 12/28/2022**  
**Reviewer: N Salvatico**  
**CAD-22-01-006**

### CERTIFICATION

(AS PER TITLE COMMITMENT FILE # - NCS-1105150FL1-MA)  
RHC DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY  
NATURAL MANAGEMENT, LLC, IN ITS CAPACITY AS TRUSTEE AND NOT PERSONALLY OF THE POLE LAND TRUST  
FIRST AMERICAN TITLE INSURANCE COMPANY

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(AS PER TITLE COMMITMENT FILE # - NCS-1105150FL2-MA)  
RHC DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY  
NATURAL MANAGEMENT, LLC, IN ITS CAPACITY AS TRUSTEE AND NOT PERSONALLY OF THE CHANNES LAND TRUST  
MANSHAR H. JAIN, AS TRUSTEE  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15) AND (18) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 22 DEC, 2022.

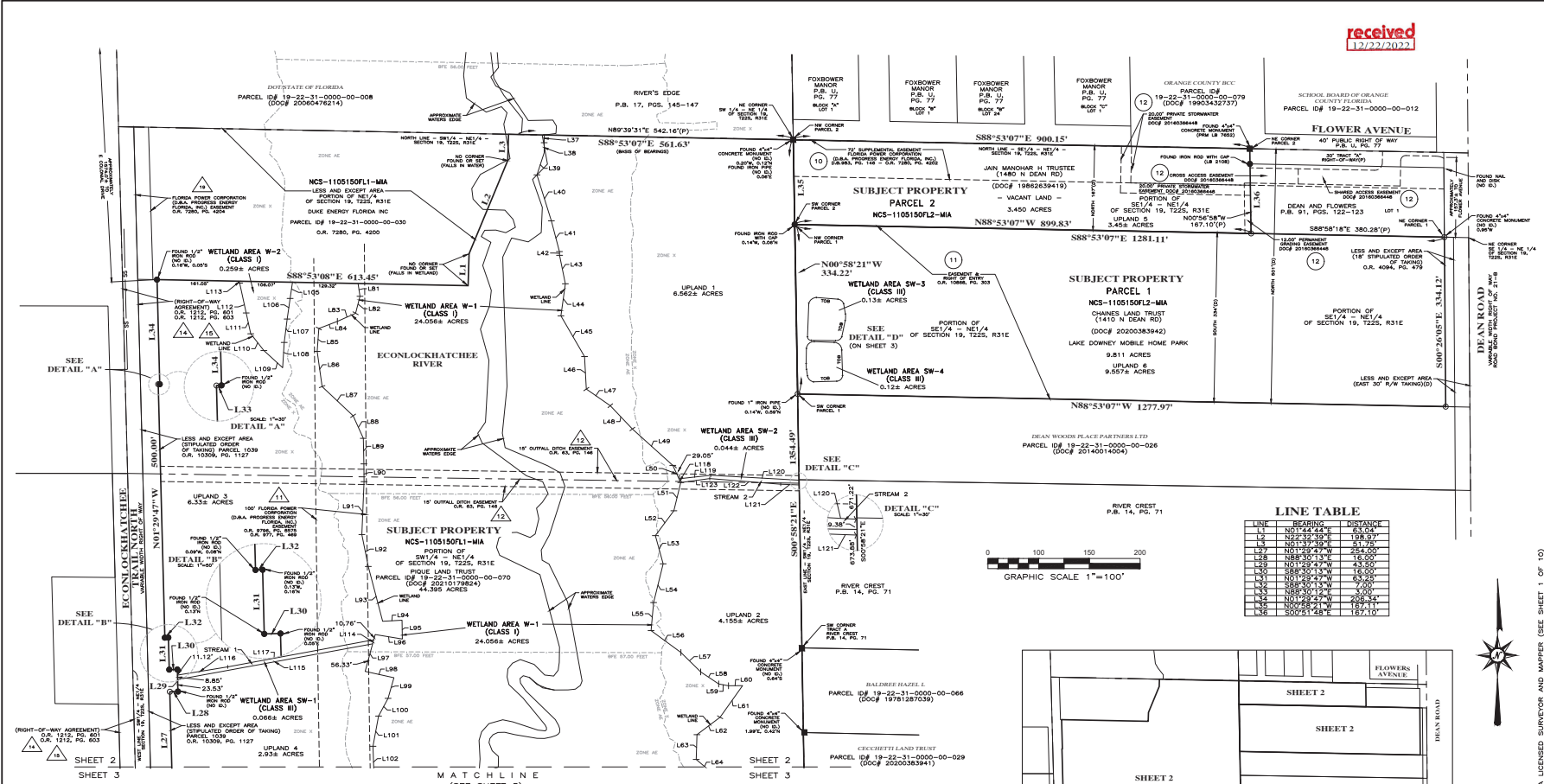
Michael Baerhold  
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575

(Seal of Michael Baerhold, Professional Surveyor and Mapper, No. 5575, State of Florida, Commission Expires 12/31/2025)

<p>REVISIONS:</p> <p>3 NOV 2022 - ADDED WETLAND AND UP-DOWN TABLE INFO</p> <p>7 DEC 2022 - REVISED BOUND WITH TOPO</p> <p>21 DEC 2022 - REVISED WETLAND LINE AND AROUSE IN TABLE</p> <p>22 DEC 2022 - ADDED 2D PRIVATE STORMWATER DRAINAGE</p> <p>DATE OF DRAWING: 28 OCT 2022</p> <p>MANAGER: JVA [CAD: TO: JVA]</p> <p>PROJECT NUMBER: 20221110</p> <p>FIELD BOOK NUMBER: 42711460</p> <p>SHEET 1 OF 10</p>	<p style="text-align: center;"><b>ALTA/NSPS LAND TITLE SURVEY</b></p> <p style="text-align: center;">OF A PORTION OF LAND IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA</p> <p style="text-align: center;">FOR <b>KIMLEY-HORN AND ASSOCIATES, INC.</b></p> <p style="text-align: center;">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p style="text-align: center;"><b>LEADING EDGE</b> <b>LAND SERVICES</b> 1800 P.O. BOX 1115 ORLANDO, FLORIDA 32819 PHONE: (407) 351-0230 WWW.LEADINGEDGE.COM</p> <p style="text-align: center;">FLORIDA LICENSED BUSINESS NUMBER LB 9846</p>
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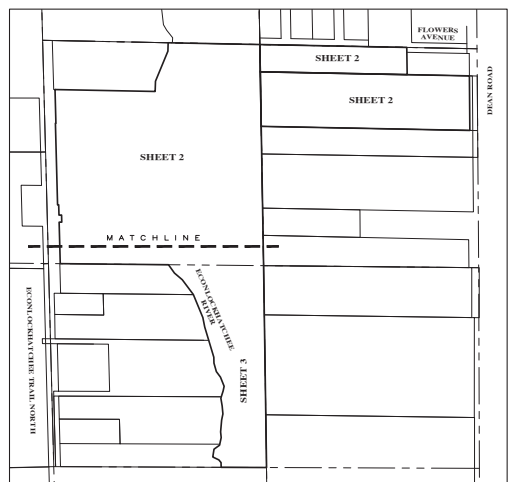
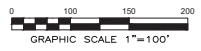


received  
12/22/2022



**LINE TABLE**

LINK	BEARING	DISTANCE
L1	N07°44'24"E	183.54'
L2	N25°32'30"E	108.97'
L3	N03°33'00"E	51.74'
L4	N01°29'47"W	254.00'
L5	N06°09'17"W	18.00'
L6	N06°09'17"W	23.00'
L7	N06°09'17"W	23.00'
L8	N06°09'17"W	23.00'
L9	N06°09'17"W	23.00'
L10	N06°09'17"W	23.00'
L11	N06°09'17"W	23.00'
L12	N06°09'17"W	23.00'
L13	N06°09'17"W	23.00'
L14	N06°09'17"W	23.00'
L15	N06°09'17"W	23.00'
L16	N06°09'17"W	23.00'
L17	N06°09'17"W	23.00'
L18	N06°09'17"W	23.00'
L19	N06°09'17"W	23.00'
L20	N06°09'17"W	23.00'
L21	N06°09'17"W	23.00'
L22	N06°09'17"W	23.00'
L23	N06°09'17"W	23.00'
L24	N06°09'17"W	23.00'
L25	N06°09'17"W	23.00'
L26	N06°09'17"W	23.00'
L27	N06°09'17"W	23.00'
L28	N06°09'17"W	23.00'
L29	N06°09'17"W	23.00'
L30	N06°09'17"W	23.00'
L31	N06°09'17"W	23.00'
L32	N06°09'17"W	23.00'
L33	N06°09'17"W	23.00'
L34	N06°09'17"W	23.00'
L35	N06°09'17"W	23.00'
L36	N06°09'17"W	23.00'
L37	N06°09'17"W	23.00'
L38	N06°09'17"W	23.00'
L39	N06°09'17"W	23.00'
L40	N06°09'17"W	23.00'
L41	N06°09'17"W	23.00'
L42	N06°09'17"W	23.00'
L43	N06°09'17"W	23.00'
L44	N06°09'17"W	23.00'
L45	N06°09'17"W	23.00'
L46	N06°09'17"W	23.00'
L47	N06°09'17"W	23.00'
L48	N06°09'17"W	23.00'
L49	N06°09'17"W	23.00'
L50	N06°09'17"W	23.00'
L51	N06°09'17"W	23.00'
L52	N06°09'17"W	23.00'
L53	N06°09'17"W	23.00'
L54	N06°09'17"W	23.00'
L55	N06°09'17"W	23.00'
L56	N06°09'17"W	23.00'
L57	N06°09'17"W	23.00'
L58	N06°09'17"W	23.00'
L59	N06°09'17"W	23.00'
L60	N06°09'17"W	23.00'
L61	N06°09'17"W	23.00'
L62	N06°09'17"W	23.00'
L63	N06°09'17"W	23.00'
L64	N06°09'17"W	23.00'
L65	N06°09'17"W	23.00'
L66	N06°09'17"W	23.00'
L67	N06°09'17"W	23.00'
L68	N06°09'17"W	23.00'
L69	N06°09'17"W	23.00'
L70	N06°09'17"W	23.00'
L71	N06°09'17"W	23.00'
L72	N06°09'17"W	23.00'
L73	N06°09'17"W	23.00'
L74	N06°09'17"W	23.00'
L75	N06°09'17"W	23.00'
L76	N06°09'17"W	23.00'
L77	N06°09'17"W	23.00'
L78	N06°09'17"W	23.00'
L79	N06°09'17"W	23.00'
L80	N06°09'17"W	23.00'
L81	N06°09'17"W	23.00'
L82	N06°09'17"W	23.00'
L83	N06°09'17"W	23.00'
L84	N06°09'17"W	23.00'
L85	N06°09'17"W	23.00'
L86	N06°09'17"W	23.00'
L87	N06°09'17"W	23.00'
L88	N06°09'17"W	23.00'
L89	N06°09'17"W	23.00'
L90	N06°09'17"W	23.00'
L91	N06°09'17"W	23.00'
L92	N06°09'17"W	23.00'
L93	N06°09'17"W	23.00'
L94	N06°09'17"W	23.00'
L95	N06°09'17"W	23.00'
L96	N06°09'17"W	23.00'
L97	N06°09'17"W	23.00'
L98	N06°09'17"W	23.00'
L99	N06°09'17"W	23.00'
L100	N06°09'17"W	23.00'
L101	N06°09'17"W	23.00'
L102	N06°09'17"W	23.00'
L103	N06°09'17"W	23.00'
L104	N06°09'17"W	23.00'
L105	N06°09'17"W	23.00'
L106	N06°09'17"W	23.00'
L107	N06°09'17"W	23.00'
L108	N06°09'17"W	23.00'
L109	N06°09'17"W	23.00'
L110	N06°09'17"W	23.00'
L111	N06°09'17"W	23.00'
L112	N06°09'17"W	23.00'
L113	N06°09'17"W	23.00'
L114	N06°09'17"W	23.00'
L115	N06°09'17"W	23.00'
L116	N06°09'17"W	23.00'
L117	N06°09'17"W	23.00'
L118	N06°09'17"W	23.00'
L119	N06°09'17"W	23.00'
L120	N06°09'17"W	23.00'
L121	N06°09'17"W	23.00'
L122	N06°09'17"W	23.00'
L123	N06°09'17"W	23.00'
L124	N06°09'17"W	23.00'
L125	N06°09'17"W	23.00'
L126	N06°09'17"W	23.00'
L127	N06°09'17"W	23.00'
L128	N06°09'17"W	23.00'
L129	N06°09'17"W	23.00'
L130	N06°09'17"W	23.00'
L131	N06°09'17"W	23.00'
L132	N06°09'17"W	23.00'
L133	N06°09'17"W	23.00'
L134	N06°09'17"W	23.00'
L135	N06°09'17"W	23.00'
L136	N06°09'17"W	23.00'
L137	N06°09'17"W	23.00'
L138	N06°09'17"W	23.00'
L139	N06°09'17"W	23.00'
L140	N06°09'17"W	23.00'
L141	N06°09'17"W	23.00'
L142	N06°09'17"W	23.00'
L143	N06°09'17"W	23.00'
L144	N06°09'17"W	23.00'
L145	N06°09'17"W	23.00'
L146	N06°09'17"W	23.00'
L147	N06°09'17"W	23.00'
L148	N06°09'17"W	23.00'
L149	N06°09'17"W	23.00'
L150	N06°09'17"W	23.00'
L151	N06°09'17"W	23.00'
L152	N06°09'17"W	23.00'
L153	N06°09'17"W	23.00'
L154	N06°09'17"W	23.00'
L155	N06°09'17"W	23.00'
L156	N06°09'17"W	23.00'
L157	N06°09'17"W	23.00'
L158	N06°09'17"W	23.00'
L159	N06°09'17"W	23.00'
L160	N06°09'17"W	23.00'
L161	N06°09'17"W	23.00'
L162	N06°09'17"W	23.00'
L163	N06°09'17"W	23.00'
L164	N06°09'17"W	23.00'
L165	N06°09'17"W	23.00'
L166	N06°09'17"W	23.00'
L167	N06°09'17"W	23.00'
L168	N06°09'17"W	23.00'
L169	N06°09'17"W	23.00'
L170	N06°09'17"W	23.00'
L171	N06°09'17"W	23.00'
L172	N06°09'17"W	23.00'
L173	N06°09'17"W	23.00'
L174	N06°09'17"W	23.00'
L175	N06°09'17"W	23.00'
L176	N06°09'17"W	23.00'
L177	N06°09'17"W	23.00'
L178	N06°09'17"W	23.00'
L179	N06°09'17"W	23.00'
L180	N06°09'17"W	23.00'
L181	N06°09'17"W	23.00'
L182	N06°09'17"W	23.00'
L183	N06°09'17"W	23.00'
L184	N06°09'17"W	23.00'
L185	N06°09'17"W	23.00'
L186	N06°09'17"W	23.00'
L187	N06°09'17"W	23.00'
L188	N06°09'17"W	23.00'
L189	N06°09'17"W	23.00'
L190	N06°09'17"W	23.00'
L191	N06°09'17"W	23.00'
L192	N06°09'17"W	23.00'
L193	N06°09'17"W	23.00'
L194	N06°09'17"W	23.00'
L195	N06°09'17"W	23.00'
L196	N06°09'17"W	23.00'
L197	N06°09'17"W	23.00'
L198	N06°09'17"W	23.00'
L199	N06°09'17"W	23.00'
L200	N06°09'17"W	23.00'



**ONSITE WETLAND ACREAGE TABLE**

NCS-1105150FL1-MIA (CAD-22-01-006)

W-1 (CLASS I)  
APPROXIMATE ONSITE ACREAGE = 24.056±

W-2 (CLASS I)  
APPROXIMATE ONSITE ACREAGE = 0.259±

SW-1 (CLASS III)  
APPROXIMATE ONSITE ACREAGE = 0.066±

SW-2 (CLASS III)  
APPROXIMATE ONSITE ACREAGE = 0.044±

NCS-1105150FL2-MIA (CAD-22-01-006)

SW-3 (CLASS II)  
APPROXIMATE ONSITE ACREAGE = 0.132±

SW-4 (CLASS II)  
APPROXIMATE ONSITE ACREAGE = 0.122±

TOTAL:  
APPROXIMATE ONSITE WETLAND ACREAGE = 24.621±

**STREAM 1 LINE TABLE**

LINK	BEARING	DISTANCE
L114	S75°11'29"W	30.00'
L115	S79°35'59"W	300.00'
L116	N80°42'42"E	42.00'
L117	N79°29'53"E	292.79'

**STREAM 2 LINE TABLE**

LINK	BEARING	DISTANCE
L119	N63°44'17"E	62.00'
L120	N63°44'17"E	62.00'
L121	N63°44'17"E	62.00'
L122	N63°44'17"E	62.00'
L123	N63°44'17"E	62.00'
L124	N63°44'17"E	62.00'
L125	N63°44'17"E	62.00'

**ONSITE UPLAND ACREAGE TABLE**

NCS-1105150FL1-MIA (CAD-22-01-006)

UPLAND 1  
APPROXIMATE ONSITE ACREAGE = 6.562±

UPLAND 2  
APPROXIMATE ONSITE ACREAGE = 4.155±

UPLAND 3  
APPROXIMATE ONSITE ACREAGE = 6.325±

UPLAND 4  
APPROXIMATE ONSITE ACREAGE = 2.928±

NCS-1105150FL2-MIA (CAD-22-01-006)

UPLAND 5  
APPROXIMATE ONSITE ACREAGE = 3.450±

UPLAND 6  
APPROXIMATE ONSITE ACREAGE = 9.557±

TOTAL:  
APPROXIMATE ONSITE UPLAND ACREAGE = 33.039±

**WETLAND LINE TABLE**

LINK	BEARING	DISTANCE
L37	N00°09'24"E	21.00'
L38	N00°09'24"E	19.80'
L39	N18°03'00"E	42.00'
L40	S17°24'03"W	95.07'
L41	N18°03'00"E	42.00'
L42	S02°16'30"W	7.00'
L43	S11°21'21"W	21.00'
L44	S07°31'15"W	63.83'
L45	S07°31'15"W	63.83'
L46	S07°31'15"W	63.83'
L47	S07°31'15"W	63.83'
L48	S24°56'32"E	63.00'
L49	S24°56'32"E	63.00'
L50	S24°56'32"E	63.00'
L51	S11°21'21"W	21.00'
L52	S36°32'00"W	61.03'
L53	S11°21'21"W	21.00'
L54	S11°21'21"W	21.00'
L55	S11°21'21"W	21.00'
L56	S11°21'21"W	21.00'
L57	S11°21'21"W	21.00'
L58	S11°21'21"W	21.00'
L59	S11°21'21"W	21.00'
L60	N69°14'33"W	22.00'
L61	S11°21'21"W	21.00'
L62	S11°21'21"W	21.00'
L63	S11°21'21"W	21.00'
L64	S11°21'21"W	21.00'
L65	S11°21'21"W	21.00'
L66	S11°21'21"W	21.00'
L67	S11°21'21"W	21.00'
L68	S11°21'21"W	21.00'
L69	S11°21'21"W	21.00'
L70	S11°21'21"W	21.00'
L71	S11°21'21"W	21.00'
L72	S11°21'21"W	21.00'
L73	S11°21'21"W	21.00'
L74	S11°21'21"W	21.00'
L75	S11°21'21"W	21.00'
L76	S11°21'21"W	21.00'
L77	S11°21'21"W	21.00'
L78	S11°21'21"W	21.00'
L79	S11°21'21"W	21.00'
L80	S11°21'21"W	21.00'
L81	S11°21'21"W	21.00'
L82	S14°28'29"W	34.63'

Approved By The  
Orange County  
Environmental Protection Division  
Date: 12/28/2022  
Reviewer: N Salvatico  
CAD-22-01-006

Approval of wetland line only.  
A Conservation Area Impact permit is  
needed prior to any wetland impacts.

THE SUBJECT PROPERTY:  
(TITLE COMMITMENT FILE# NCS-1105150FL1-MIA) CONTAINS 44.395 ACRES OF LAND, MORE OR LESS.  
(TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 1 CONTAINS 9.811 ACRES OF LAND, MORE OR LESS.  
(TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 2 CONTAINS 3.450 ACRES OF LAND, MORE OR LESS.  
TOTAL ACREAGE: 57.656±

**ALTA/NSPS LAND TITLE SURVEY**

OF  
A PORTION OF LAND WITHIN RANGE 31 EAST,  
SECTION 19, TOWNSHIP 22 NORTH,  
ORANGE COUNTY, FLORIDA

FOR  
KIMLEY-HORN AND ASSOCIATES, INC.

LEADING EDGE  
LAND SERVICES  
1800 P.O. BOX 1110  
ORLANDO, FLORIDA 32816  
PHONE: (407) 351-6730  
WWW.LEADINGEDGE.COM

FLORIDA LICENSED BUSINESS NUMBER LR 8846

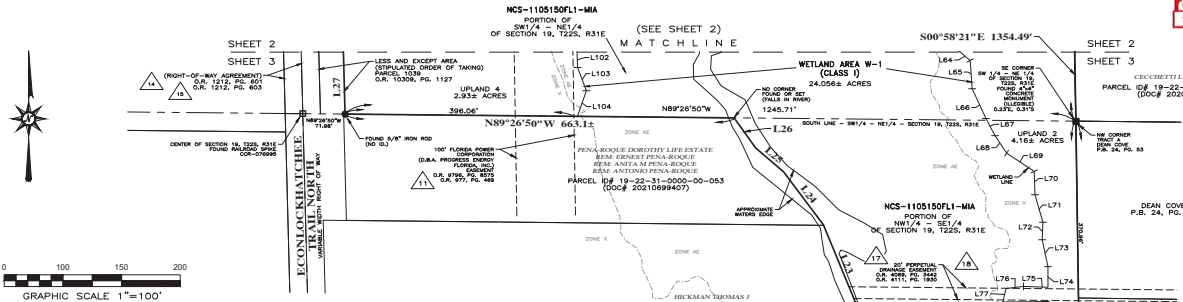
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

REVISIONS:  
3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO  
7 DEC 2022 - MERGED BOUNDARY WITH TOPO  
7 DEC 2022 - REVISION WETLAND USE AND ACREAGE IN TABLE  
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING: 28 OCT 2022  
MANAGER: MB [CAD: TO, JAA]  
PROJECT NUMBER: 2022-03110  
FIELD BOOK NUMBER: 4210711460  
SHEET 2 OF 10

LAST FIELD WORK: 22 DEC 2022  
CREW: CHE/ESH/NGR  
COMPUTER FILE: 202410A.DWG

received  
12/22/2022

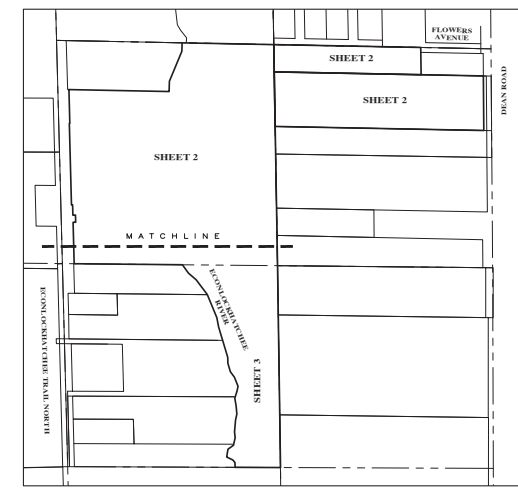


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°26'50" W	29.10
L2	N89°26'50" W	29.10
L3	N89°26'50" W	29.10
L4	N89°26'50" W	29.10
L5	N89°26'50" W	29.10
L6	N89°26'50" W	29.10
L7	N89°26'50" W	29.10
L8	N89°26'50" W	29.10
L9	N89°26'50" W	29.10
L10	N89°26'50" W	29.10
L11	N89°26'50" W	29.10
L12	N89°26'50" W	29.10
L13	N89°26'50" W	29.10
L14	N89°26'50" W	29.10
L15	N89°26'50" W	29.10
L16	N89°26'50" W	29.10
L17	N89°26'50" W	29.10
L18	N89°26'50" W	29.10
L19	N89°26'50" W	29.10
L20	N89°26'50" W	29.10
L21	N89°26'50" W	29.10
L22	N89°26'50" W	29.10
L23	N89°26'50" W	29.10
L24	N89°26'50" W	29.10
L25	N89°26'50" W	29.10
L26	N89°26'50" W	29.10
L27	N89°26'50" W	29.10
L28	N89°26'50" W	29.10
L29	N89°26'50" W	29.10

**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°26'50" W	29.10
L2	N89°26'50" W	29.10
L3	N89°26'50" W	29.10
L4	N89°26'50" W	29.10
L5	N89°26'50" W	29.10
L6	N89°26'50" W	29.10
L7	N89°26'50" W	29.10
L8	N89°26'50" W	29.10
L9	N89°26'50" W	29.10
L10	N89°26'50" W	29.10
L11	N89°26'50" W	29.10
L12	N89°26'50" W	29.10
L13	N89°26'50" W	29.10
L14	N89°26'50" W	29.10
L15	N89°26'50" W	29.10
L16	N89°26'50" W	29.10
L17	N89°26'50" W	29.10
L18	N89°26'50" W	29.10
L19	N89°26'50" W	29.10
L20	N89°26'50" W	29.10
L21	N89°26'50" W	29.10
L22	N89°26'50" W	29.10
L23	N89°26'50" W	29.10
L24	N89°26'50" W	29.10
L25	N89°26'50" W	29.10
L26	N89°26'50" W	29.10
L27	N89°26'50" W	29.10
L28	N89°26'50" W	29.10
L29	N89°26'50" W	29.10



**ONSITE WETLAND ACREAGE TABLE**  
NCS-1105150FL1-MIA (CAD-22-01-006)

W-1 (CLASS I) APPROXIMATE ONSITE ACREAGE = 24.056±

W-2 (CLASS I) APPROXIMATE ONSITE ACREAGE = 0.259±

SW-1 (CLASS II) APPROXIMATE ONSITE ACREAGE = 0.066±

SW-2 (CLASS II) APPROXIMATE ONSITE ACREAGE = 0.044±

NCS-1105150FL2-MIA (CAD-22-01-006)

SW-3 (CLASS II) APPROXIMATE ONSITE ACREAGE = 0.132±

SW-4 (CLASS II) APPROXIMATE ONSITE ACREAGE = 0.122±

TOTAL APPROXIMATE ONSITE WETLAND ACREAGE = 24.621±

**ONSITE UPLAND ACREAGE TABLE**  
NCS-1105150FL1-MIA (CAD-22-01-006)

UPLAND 1 APPROXIMATE ONSITE ACREAGE = 6.562±

UPLAND 2 APPROXIMATE ONSITE ACREAGE = 4.155±

UPLAND 3 APPROXIMATE ONSITE ACREAGE = 6.352±

UPLAND 4 APPROXIMATE ONSITE ACREAGE = 2.928±

NCS-1105150FL2-MIA (CAD-22-01-006)

UPLAND 5 APPROXIMATE ONSITE ACREAGE = 3.450±

UPLAND 6 APPROXIMATE ONSITE ACREAGE = 9.557±

TOTAL APPROXIMATE ONSITE UPLAND ACREAGE = 33.035±

Approved By The  
Orange County  
Environmental Protection Division  
Date: 12/28/2022  
Reviewer: N Salvatico  
CAD-22-01-006

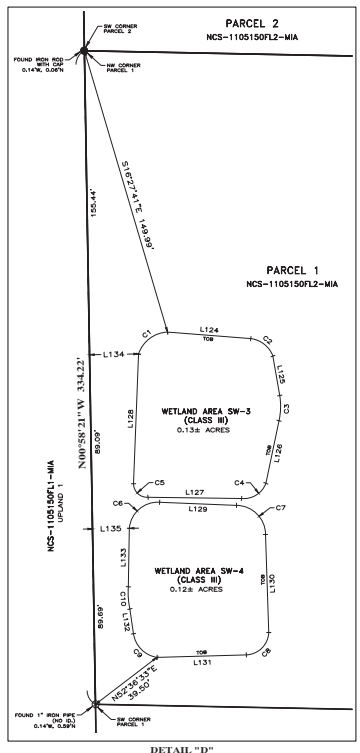
Approval of wetland line only.  
A Conservation Area Impact permit is needed prior to any wetland impacts.

**WETLAND AREA SW-3 AND WETLAND AREA SW-4 CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00	180.00	S00°00'00" E	30.00	30.00
C2	15.00	180.00	S00°00'00" E	30.00	30.00
C3	15.00	180.00	S00°00'00" E	30.00	30.00
C4	15.00	180.00	S00°00'00" E	30.00	30.00
C5	15.00	180.00	S00°00'00" E	30.00	30.00
C6	15.00	180.00	S00°00'00" E	30.00	30.00
C7	15.00	180.00	S00°00'00" E	30.00	30.00
C8	15.00	180.00	S00°00'00" E	30.00	30.00
C9	15.00	180.00	S00°00'00" E	30.00	30.00
C10	15.00	180.00	S00°00'00" E	30.00	30.00

**WETLAND AREA SW-3 AND WETLAND AREA SW-4 LINE TABLE**

LINE	BEARING	DISTANCE
L124	N89°26'50" W	29.10
L125	N89°26'50" W	29.10
L126	N89°26'50" W	29.10
L127	N89°26'50" W	29.10
L128	N89°26'50" W	29.10
L129	N89°26'50" W	29.10
L130	N89°26'50" W	29.10
L131	N89°26'50" W	29.10
L132	N89°26'50" W	29.10
L133	N89°26'50" W	29.10
L134	N89°26'50" W	29.10



THE SUBJECT PROPERTY: (TITLE COMMITMENT FILE# NCS-1105150FL1-MIA) CONTAINS 44.395 ACRES OF LAND, MORE OR LESS. (TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 1 CONTAINS 9.811 ACRES OF LAND, MORE OR LESS. (TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 2 CONTAINS 3.450 ACRES OF LAND, MORE OR LESS. TOTAL ACRES: 57.656

REVISIONS:  
3 NOV 2022 -- ADDED WETLAND AND UPLAND TABLE INFO  
7 DEC 2022 -- MERGED BOUNDARY WITH TOPO  
21 DEC 2022 -- REVISED WETLAND LINE AND ACREAGE IN TABLE  
22 DEC 2022 -- ADDED 2D PRIVATE STORMWATER DRAINAGE

DATE OF DRAWING: 28 OCT 2022  
MANAGER: MB [CAD: TO, JAA]  
PROJECT NUMBER: 2024-023110  
FIELD BOOK NUMBER: 44-10711460

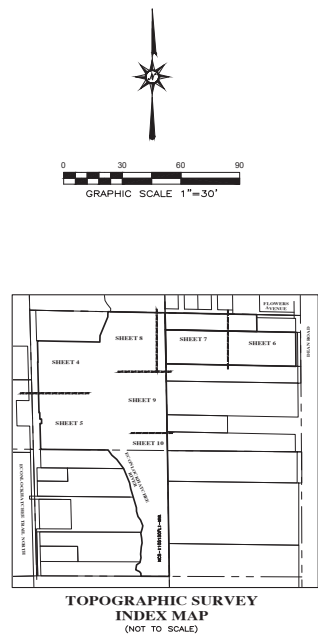
LAST FIELD WORK: 22 DEC 2022  
CREW CHIEF(S): NCRJE  
COMPUTER FILE: 2024\WALTA.WG  
SCALE: 1"=100' (SHEET 3 OF 10)

**ALTA/NPS LAND TITLE SURVEY**  
OF  
A PORTION OF LAND WITHIN RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**LEADING EDGE LAND SERVICES**  
1100 P.O. BOX 1111  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
WWW.LEADINGEDGE.COM  
FLORIDA LICENSE NUMBER: LR 8846



SHEET 4  
SHEET 5

MATCHLINE  
(SEE SHEET 5)

SHEET 4  
SHEET 5

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**ALTA/NPS LAND TITLE SURVEY**

OF  
A PORTION OF LAND IN THE 31<sup>ST</sup> RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

**LEADING EDGE  
LAND SERVICES**  
A C O R P O R A T E D  
ORLANDO, FLORIDA 32839  
PHONE (407) 351-6730  
WWW.LEADINGEDGE.COM  
FLORIDA LICENSED BUSINESS NUMBER LR 8846

REVISIONS:  
3 NOV 2022 - ADDED WETLAND AND UP-AND TABLE INFO  
7 DEC 2022 - MERGED BOUND WITH TOPO  
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT

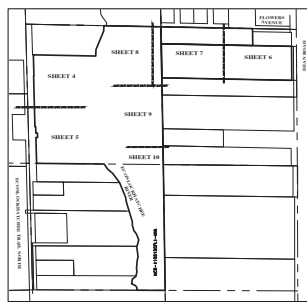
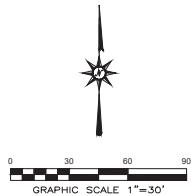
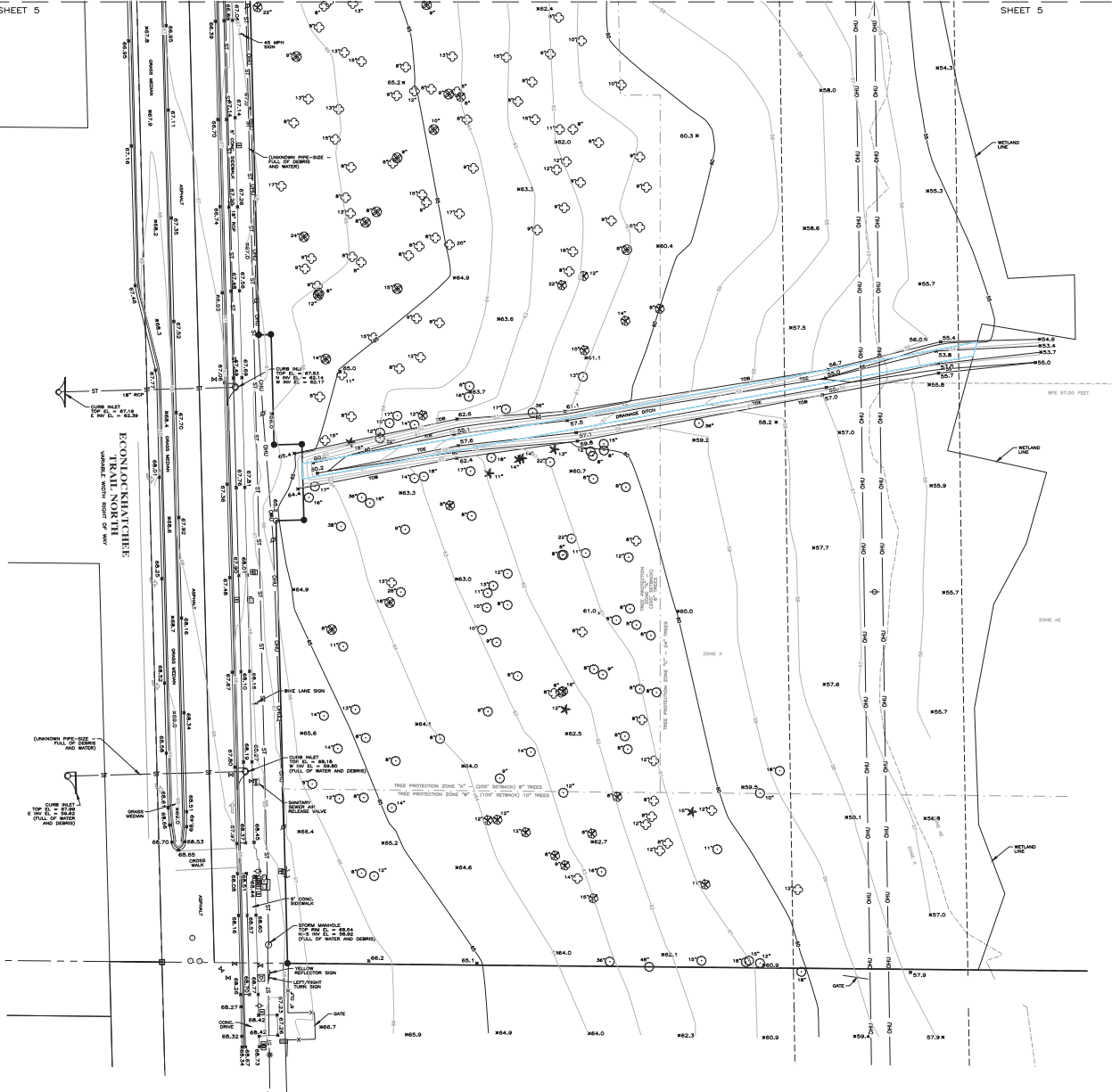
DATE OF DRAWING: 25 OCT 2022  
MANAGER: MB    CADD: TD, JAA  
PROJECT NUMBER: 2024-23110  
FIELD BOOK NUMBER: LE 18711460

LAST FIELD WORK: 22 DEC 2022  
CREW CHIEF(S): NG:RE  
COMPUTER FILE: 2024\ALTA\NPS  
SCALE: 1"=30'

SHEET 4  
SHEET 5

(SEE SHEET 4)  
MATCHLINE

SHEET 4  
SHEET 5



TOPOGRAPHIC SURVEY  
INDEX MAP  
(NOT TO SCALE)

REVISIONS:

3 NOV 2022	ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	MERGED BINDING WITH TOPO
22 DEC 2022	ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING:	25 OCT 2022	LAST FIELD WORK:	22 DEC 2022
MANAGER:	MB	DRAWN BY:	TD, JAA
PROJECT NUMBER:	2024-03110	COMPUTER FILE:	2024TALTA.DWG
FIELD BOOK NUMBER:	LE 10711460	SCALE:	1"=30'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

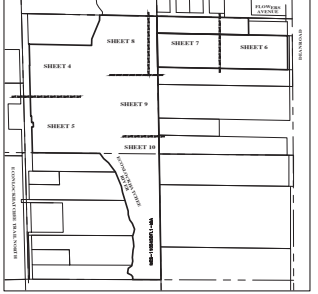
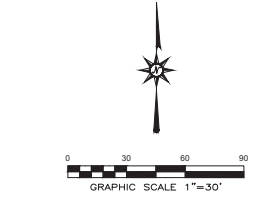
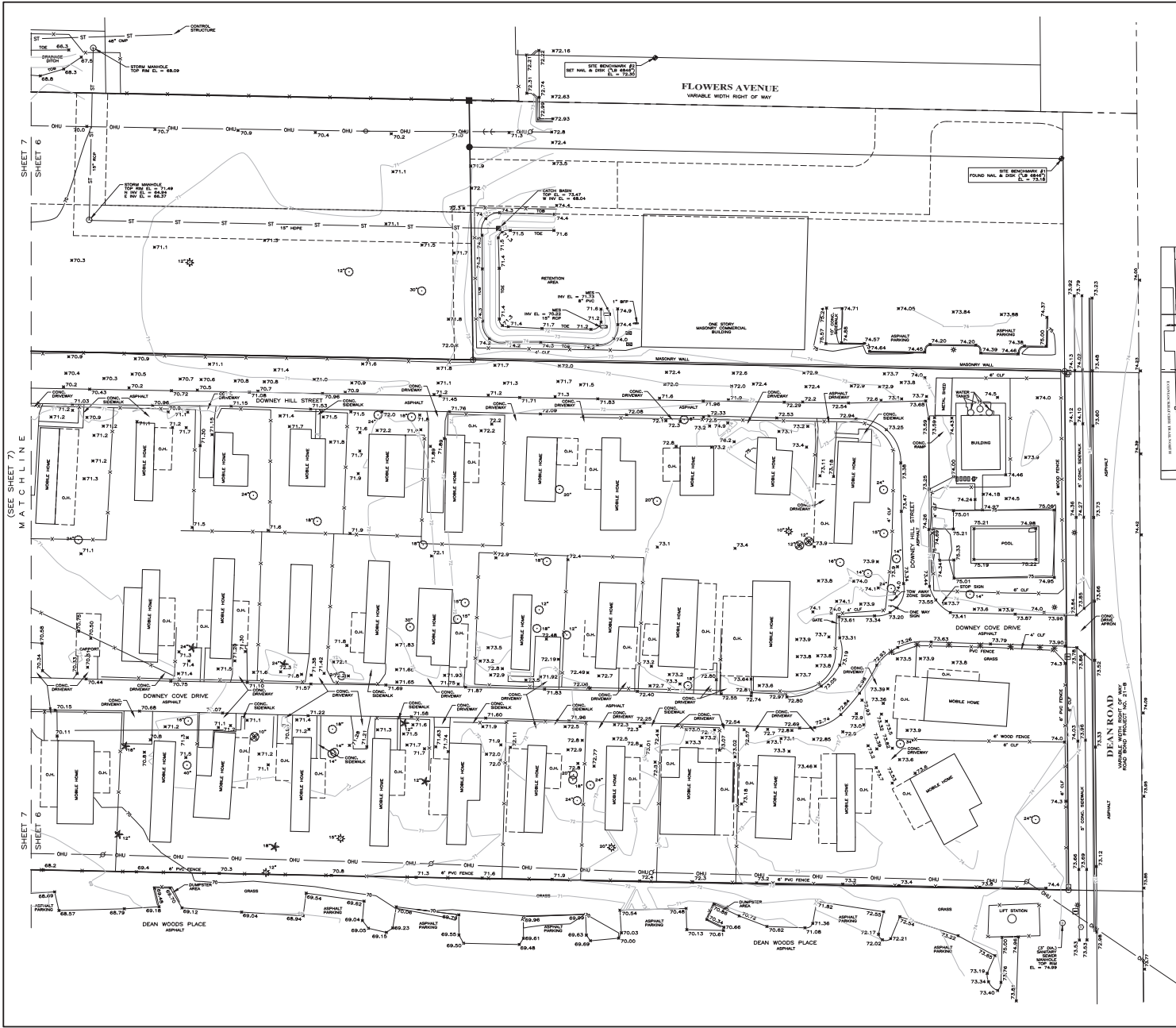
**ALTA/NSPS LAND TITLE SURVEY**

OF  
A PORTION OF LAND IN THE 1<sup>ST</sup> RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

**LEADING EDGE**  
LAND SERVICES  
A L O R P O A T E D  
ORLANDO, FLORIDA 32839  
PHONE (407) 351-6730  
WWW.LEADINGEDGEINC.COM  
FLORIDA LICENSED BUSINESS NUMBER LR 8846





TOPOGRAPHIC SURVEY INDEX MAP (NOT TO SCALE)

SHEET 7 MATCHLINE

SHEET 6

REVISIONS:

3 NOV 2022	- ADDED WETLAND AND UP-DRAIN TABLE INFO
7 DEC 2022	- MERGED BINDY WITH TOPO
22 DEC 2022	- ADDED 20' PRIVATE STORMWATER EASEMENT

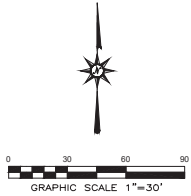
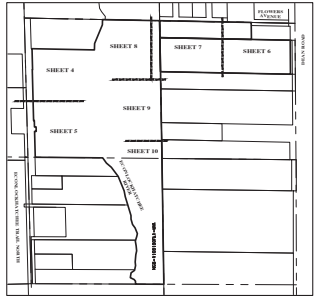
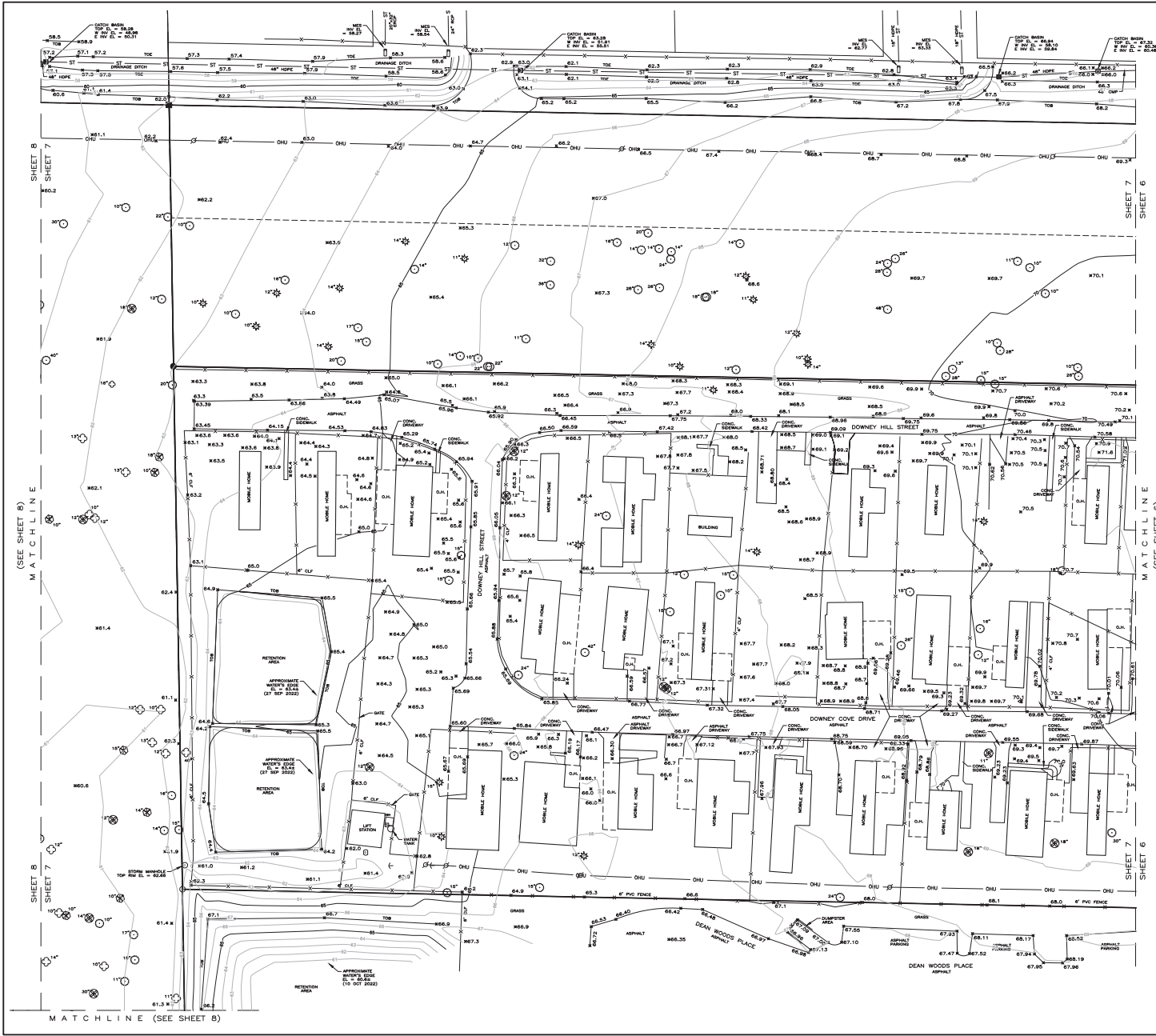
DATE OF DRAWING: 25 OCT 2022  
 LAST FIELD WORK: 22 DEC 2022  
 MANAGER: MB [CADD: TD, JAA]  
 PROJECT NUMBER: 204-23110  
 COMPUTER FILE: 2041WALTA.DWG  
 PLOT SPEC NUMBER: 4E1071146D  
 SCALE: 1"=30'  
 SHEET 8 OF 10

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**ALTA/NSPS LAND TITLE SURVEY**  
 OF  
 A PORTION OF LAND IN SECTION 31, RANGE 31 EAST,  
 TOWNSHIP 24 NORTH, RANGE 31 EAST,  
 ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

**LEADING EDGE**  
**LAND SERVICES**  
 A R O R P O R A T E D  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 ORLANDO, FLORIDA 32837  
 PHONE: (407) 351-6730  
 FAX: (407) 351-6731  
 WWW.LEADINGEDGE.COM  
 FLORIDA LICENSED BUSINESS NUMBER LB 9846



REVISIONS:

3 NOV 2022	ADDED WETLAND AND UP-LAND TABLE INFO
7 DEC 2022	MERGED BIND WITH TOPO
22 DEC 2022	ADDED 20' PRIVATE STORMWATER EASEMENT

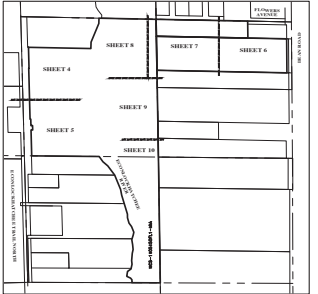
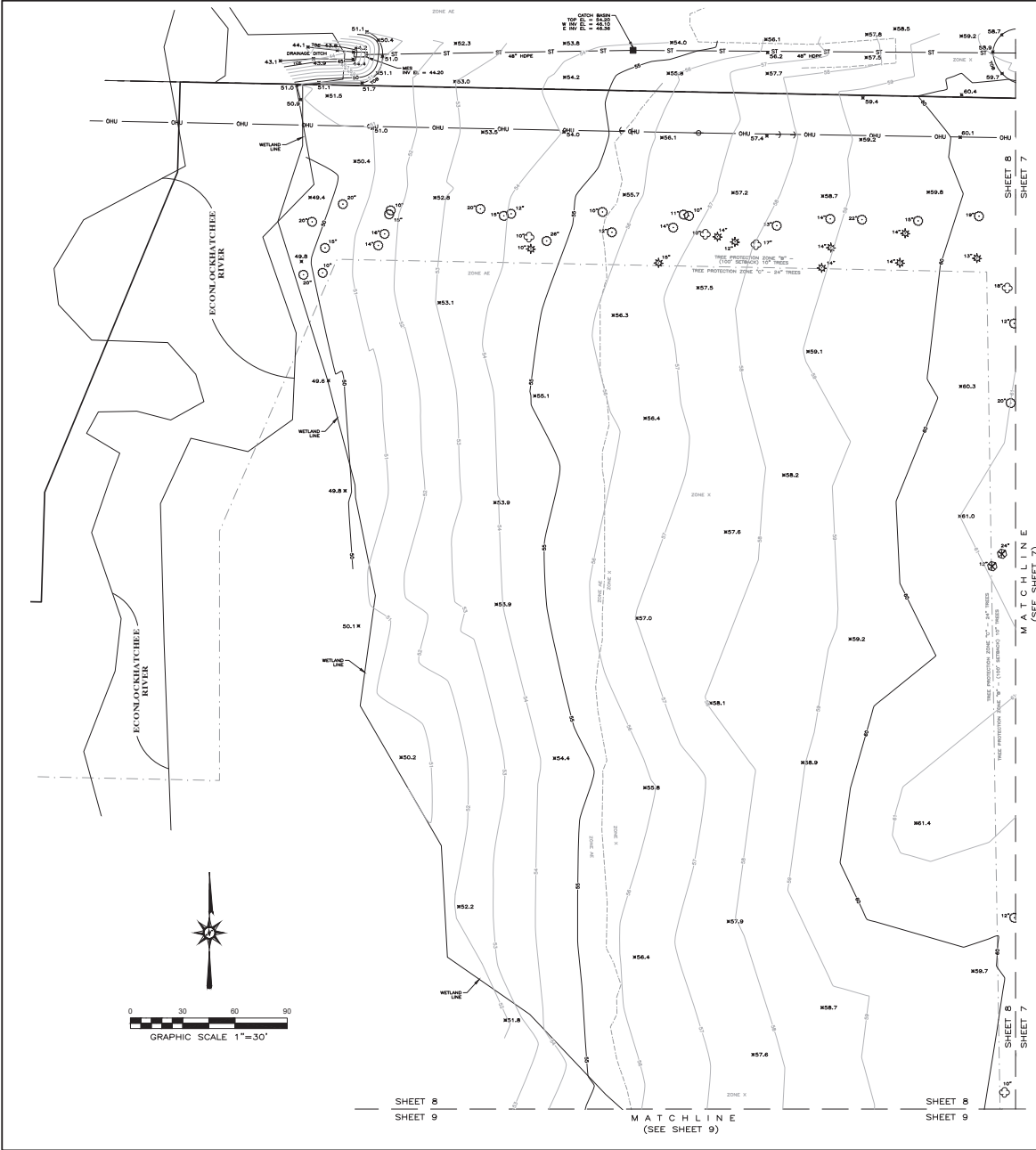
DATE OF DRAWING: 23 OCT 2022  
 LAST FIELD WORK: 22 DEC 2022  
 MANAGER: MB [CADD: TD, JAA]  
 PROJECT NUMBER: 2024-23116  
 COMPUTER FILE: 2024\WALTA\DWG  
 FIELD BOOK NUMBER: LE 10711460  
 SCALE: 1"=30'  
 SHEET 7 OF 10

ALTA/NSPS LAND TITLE SURVEY  
 OF  
 A PORTION OF LAND IN THE 1<sup>ST</sup> RANGE 31 EAST,  
 ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**LEADING EDGE  
 LAND SERVICES**  
 A R O R P O R A T E D  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 ORLANDO, FLORIDA 32835  
 PHONE: (407) 351-6730  
 FAX: (407) 351-6731  
 WWW.LEADINGEDGEINC.COM  
 FLORIDA LICENSED BUSINESS NUMBER LR 8846



TOPOGRAPHIC SURVEY INDEX MAP (NOT TO SCALE)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**LEADING EDGE LAND SERVICES**  
 A CORPORATION  
 2800 W. UNIVERSITY BLVD., SUITE 100  
 ORLANDO, FLORIDA 32839  
 PHONE: (407) 351-6730  
 FAX: (407) 351-6730  
 WWW.LEADINGEDGEFLA.COM

**ALTA/NSPS LAND TITLE SURVEY**  
 OF  
 A PORTION OF LAND WITH RANGE 31 EAST,  
 ORANGE COUNTY, FLORIDA

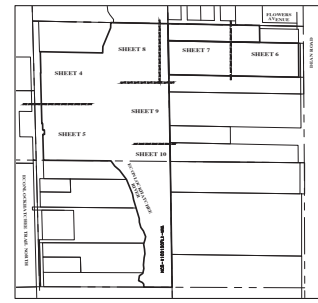
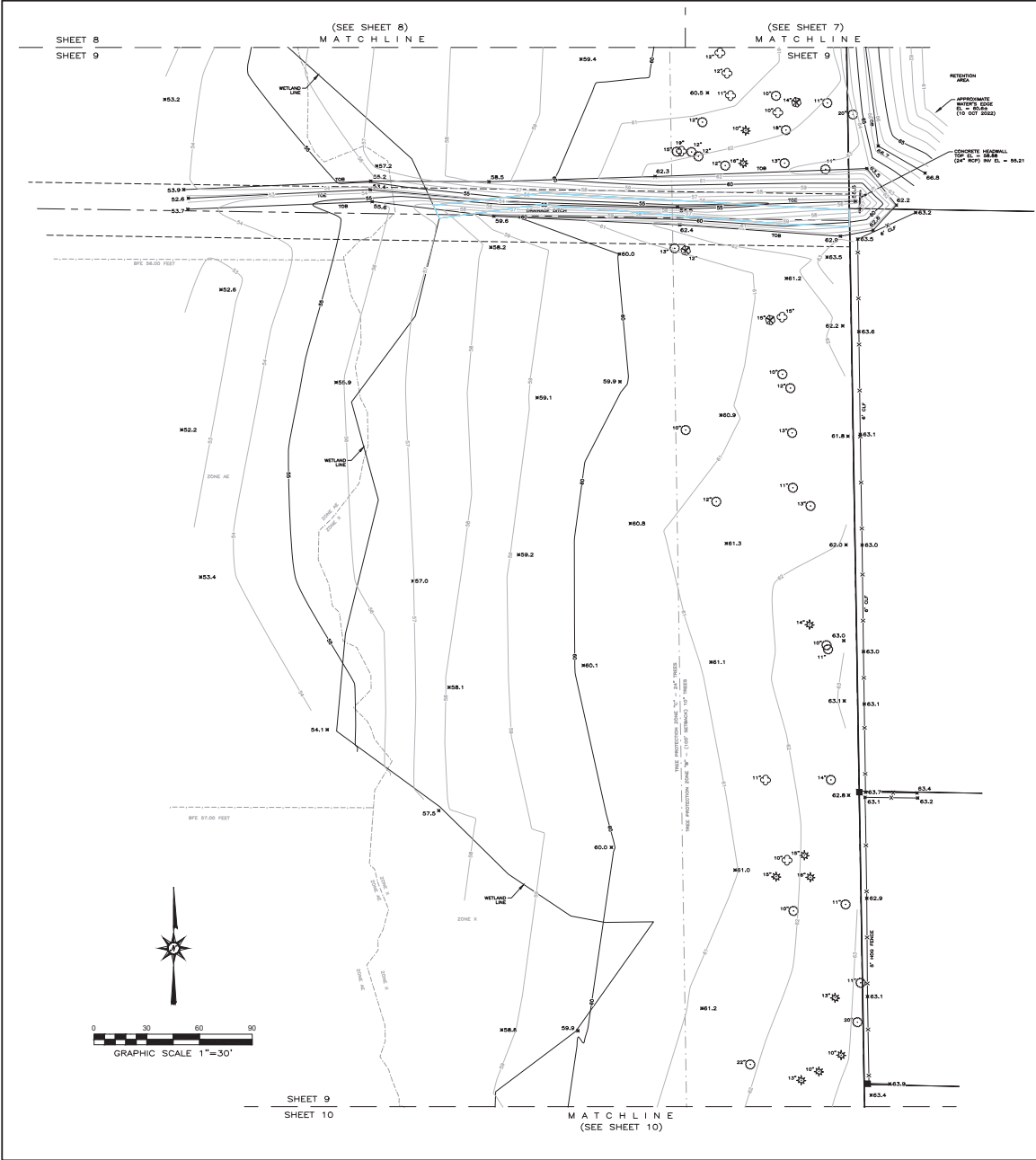
FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

REVISIONS:

3 NOV 2022	- ADDED WETLAND AND UP-LAND TABLE INFO
7 DEC 2022	- MERGED BOUND WITH TOPO
22 DEC 2022	- ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING:	23 OCT 2022
MANAGER:	MB
PROJECT NUMBER:	2024-23110
FIELD BOOK NUMBER:	4410711460
SCALE:	1"=30'

LAST FIELD WORK:	22 DEC 2022
CREW CHIEF(S):	NRJRE
COMPUTER FILE:	202410A12.DWG
SHEET:	8 OF 10



**TOPOGRAPHIC SURVEY  
INDEX MAP**  
(NOT TO SCALE)

REVISIONS:

3 NOV 2022	- ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	- MERGED BIND WITH TOPO
22 DEC 2022	- ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING:	23 OCT 2022
MANAGER:	MB
PROJECT NUMBER:	254-12310
FIELD BOOK NUMBER:	LE 1871146D
LAST FIELD WORK:	22 DEC 2022
CREW CHIEF(S):	NRRE
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SCALE:	1"=30'

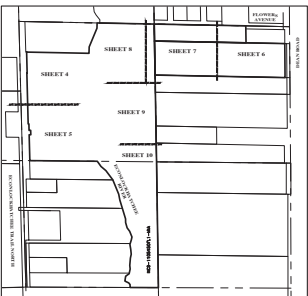
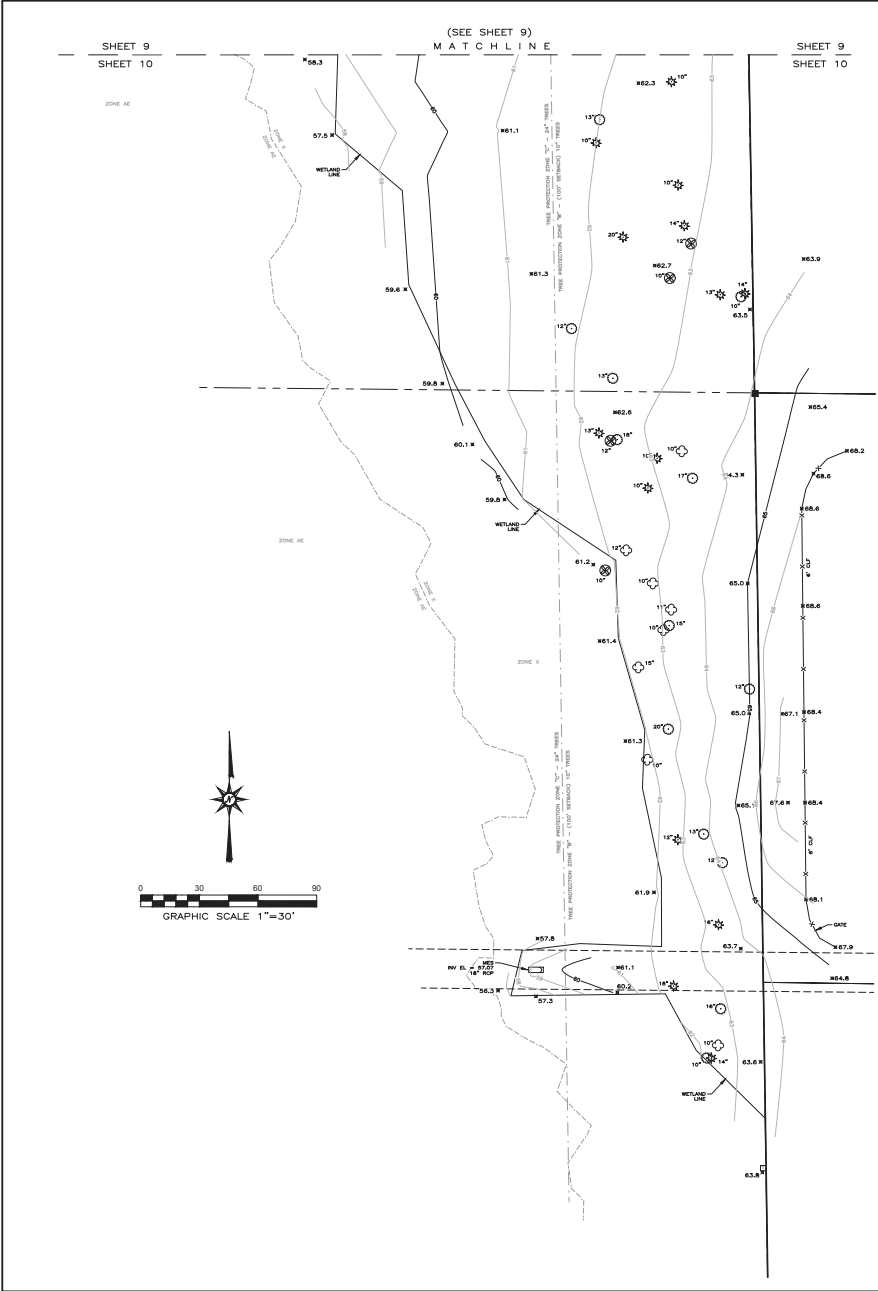
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**ALTA/NSPS LAND TITLE SURVEY**  
OF  
A PORTION OF LAND IN THE 17TH RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

**LEADING EDGE  
LAND SERVICES**  
A C O R P O R A T E D  
ORLANDO, FLORIDA 32839  
PHONE: (407) 351-6730  
WWW.LEADINGEDGEINC.COM  
FLORIDA LICENSED BUSINESS NUMBER LR 8846





TOPOGRAPHIC SURVEY  
INDEX MAP  
(NOT TO SCALE)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

**LEADING EDGE**  
**LAND SERVICES**  
A R O R P O R A T E S  
1000 W. UNIVERSITY BLVD.  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
WWW.LEADINGEDGE.COM  
FLORIDA LICENSED BUSINESS NUMBER LR 8846

**ALTA/NPS LAND TITLE SURVEY**  
OF  
A PORTION OF LAND IN 1/4TH, RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA  
FOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**

REVISIONS:
3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022 - MERGED BIND WITH TOPO
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT
DATE OF DRAWING: 23 OCT 2022
MANAGER: MB CAD: TO, JAA
PROJECT NUMBER: 2024-023110
COMPUTER FILE: 2024\ALTA\NPS
FIELD BOOK NUMBER: 4410711460
SCALE: 1"=30'
SHEET 10 OF 10

Orange County EPD Comments to the Local Planning Agency for the  
2023-1 Regular Cycle Comprehensive Plan Amendments  
November 30, 2022

<b>Plan Amendment Number</b>	2023-1-A-3-2
<b>Project Name</b>	Econ Trail Multifamily
<b>Requested Change</b>	FLU from Low-Medium Density Residential (LMDR) to Planned Development - Medium Density Residential/Conservation (PD-MDR/CONS)
<b>Parcels</b>	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)
<b>General Location</b>	Generally located on the east side of N. Econlockhatchee Trl, south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.
<b>Proposed Development</b>	180 multi-family units
<b>Area</b>	15.50 gross acre portion of a 44.46 acre parcel
<b>Agent</b>	S&ME, Inc. (Eric Raasch)
<b>Owner</b>	Pique Land Trust
<b>District</b>	3
<b>Comments Prepared by</b>	Alyse Tristram, <a href="mailto:Alyse.Tristram@ocfl.net">Alyse.Tristram@ocfl.net</a> , 407-836-1471

**EPD Review Summary:**

- An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
- Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

**FLUM Amendment Comments:**

1. CAD Complete - An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of

Orange County EPD Comments to the Local Planning Agency for the  
2023-1 Regular Cycle Comprehensive Plan Amendments  
November 30, 2022

Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.

2. Conservation Area Impacts – In addition to any state or federal wetland permitting requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*
3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net). *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*
4. Outstanding FL Waters – The Little Econlockhatchee River is designated as an Outstanding FL waterbody by FDEP. The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Rule 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
5. Impaired Waters – The Little Econlockhatchee River has been designated as an impaired water body by the Impaired Waters Rule, *Chapter 62-303 of the Florida Administrative Code*. Be aware that the Environmental Protection Division will not support any variance requests affecting the water quality of the Little Econlockhatchee River or wetlands connected to the river without some extra protective measures by the applicant. These will likely include but are not limited to: a high efficiency septic system, shoreline plant enhancement, wetland buffer and a pollution abatement swale easement. In addition, state code may have other restrictions.
6. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental

Orange County EPD Comments to the Local Planning Agency for the  
2023-1 Regular Cycle Comprehensive Plan Amendments  
November 30, 2022

Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

**Additional EPD Comments:**

1. Solid Waste Disposal – Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.
  
2. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*