



Environmental Protection Division

CONSERVATION AREA DETERMINATION

Determination No.: CAD-20-03-060

Date Issued: June 22, 2020

Date Expires: June 22, 2025

Activity Location:

Reynolds Parkway, Orlando, FL 32833

Parcel ID No.: 27-23-32-1181-03-230

Property Description: CAPE ORLANDO ESTATES UNIT 11A 3/107 LOT
23 BLK 3

Orange County Commission District: 5

Permittee / Authorized Entity:

Mark Davidson

c/o Randy Austin

Austin Environmental Consultants, Inc.

E-mail: randy@austinec.com

The Environmental Protection Division (EPD) has received your certified survey received on June 5, 2020, 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.

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

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

Wetland Identification Number	Class	FLUCCS ¹ / Remarks
W-1	III	643 Wet Prairie / Isolated wetland less than five acres.

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

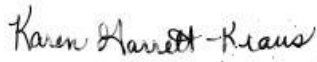
NOTE: W-2, which was included in the classification letter, has been removed from this CAD determination. Upon further review, it does not meet the definition of a wetland as codified in Chapter 62-340, F.A.C.

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. 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.
4. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
5. 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.
6. 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.
7. This CAD supersedes any existing determinations made on this parcel.
8. 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 review, please contact Karen Garrett-Kraus at 407-836-1496 or Karen.Garrett-Kraus@ocfl.net.

Project Manager:



Karen Garrett-Kraus, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:



For

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

KGK/~~NT~~TMH/DJ/gfdjr:

Attachment: Approved Survey

C: Department of Environmental Protection - DEP_CD@dep.state.fl.us
Conservation Planning Services, FFWCC, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org
Mark Davidson, fourdsigns@aol.com
Dawn Mullins, Ranger Drainage District, dawnmullins@rangerdrainagedistrict.com



LEGAL DESCRIPTION
 LOT 23, BLOCK 3,
 CAPE ORLANDO ESTATES UNIT 11A,
 AS RECORDED IN PLAT BOOK 3, PAGES 107-109,
 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

received
 6/5/20

0 20 40
 1 inch = 40 ft.

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	21.69	N76°28'07"W
L2	12.78	S26°56'09"W
L3	11.30	N87°45'32"E
L4	13.90	S78°33'42"E
L5	8.86	N12°47'59"E
L6	30.00	S59°47'42"W
L7	48.58	N01°52'58"W
L8	17.46	S87°24'26"W
L9	23.98	S57°50'50"W
L10	36.90	N17°43'04"W
L11	36.69	N24°16'43"E
L12	37.97	S43°34'36"E
L13	47.86	N46°59'10"E

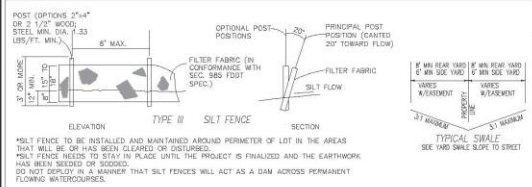
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 UPLANDS - 40,460 SF, 0.93 AC
 WETLANDS (W-1) - 4,406 SF
 TOTAL - 44,866 SF, 1.03 AC

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

Approved By The
 Orange County
 Environmental Protection Division
 Date: 6-15-20

Reviewer: *Karen Harroth-Kraus*

CAD-20-03-060



LEGEND & ABBREVIATIONS

PIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 SIR = SET IRON ROD
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 FFE = FINISHED FLOOR ELEVATION
 R/W = RIGHT OF WAY
 CMON = CONCRETE MONUMENT
 E/P = EDGE OF PAVEMENT
 A/C = AIR CONDITIONER
 LB = LICENSED BUSINESS
 CONC = CONCRETE
 B.S.L. = BUILDING SETBACK LINE
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 WBF = WOOD BOARD FENCE
 WVF = WHITE VINYL FENCE
 CLF = CHAIN LINK FENCE

SURVEYOR'S NOTES:

1. BASIS OF BEARING - THE WESTERLY LINE OF LOT 23, BLOCK 3, CAPE ORLANDO ESTATES UNIT 1A, AS RECORDED IN PLAT BOOK 3, PAGES 107-109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING N00°00'00"E, PER PLAT.

2. DATE OF FIELD SURVEY: 4/14/2020; UPDATE CAD 6/4/2020.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.

4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.

5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.

6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120950000F, EFFECTIVE DATE SEPTEMBER 25, 2009, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.

7. SURVEY FILE NUMBER: 20-03-065

8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) SPECIFICALLY TO FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ORL1, TTLV AND SNFD.

PROPERTY ADDRESS:
 REYNOLDS PARKWAY
 ORLANDO, FLORIDA 32833
 PARCEL ID #27-23-32-1181-03-230

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER SJ-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This item has been electronically signed and sealed by
 Faun M. Hoffmeier, PSM on [Date/Time Stamp
 shown] using a digital signature. Printed copies of this
 document are not considered signed and sealed and the
 signature must be verified on any electronic version.

Faun M. Hoffmeier
 FAUN M. HOFFMEIER, P.S.M. LB 6552
 H&H SURVEY CONSULTANTS, LLC LB 7821
 2020.06.05 07:44:09 -04'00'