



Environmental Protection Division

**CONSERVATION AREA  
DETERMINATION**

**CERTIFIED MAIL: 7006 0810 0003 5280 0473**

**Determination No:** 06-200

**Date Issued:** September 25, 2006

**Date Expires:** December 24, 2006

**Activity Location:**

3525, 3537, 3609, and 3621 South Westmoreland Street  
Orlando, Florida  
Section 11, Township 23 South, Range 29 East  
Orange County Commission District: 4

**Permittee / Authorized Entity:**

The Park, LLC.  
c/o Tim Wetzel  
Land Water Consulting, Inc.  
319 West Main Street  
Apopka, Florida 32712

Per a field investigation on September 19, 2006, with staff from the Environmental Protection Division (EPD) and based on the **"Orange County Conservation Ordinance", Orange County Code, Chapter 15, Article X.**, a Conservation Area Determination has been performed for the referenced property.

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Orange County Environmental Protection Division  
800 Mercy Drive, Suite 4  
Orlando, Florida 32808-7896.  
407-836-1400 / Fax: 407-836-1499  
[www.OrangeCountyFL.net](http://www.OrangeCountyFL.net)

The Conservation Area Determination as delineated in the field, is classified as follows:

Wetland  
Identification

Number	Class	Remarks
W1	I	617; Mixed Wetland Hardwoods with a direct hydrologic connected to Lake Holden.

Attached is a copy of an aerial photograph with the approximate boundary of the Conservation Area delineated for each wetland area.

Approved, subject to the following Conditions:

1. Within fifteen working days of receipt of this letter, EPD must receive written notification of agreement or disagreement of the Class designation. Upon agreement of this Class determination and a survey, as required by Condition 2, this determination is binding. Should the determination not become binding within the specified timeframes, a new application for a Conservation Area Determination including additional fees will be required.
2. Within ninety days of receipt of the Class Determination letter, 3 copies of a certified boundary survey by a Professional Land Surveyor/Professional Surveyor and Mapper shall be submitted to EPD for review and written approval. This survey should depict the location and extent of the Conservation Area and the NHWE for any surface waters on the project site as approved by Orange County. The flagged locations must be mathematically tied to established control points, describing the bounds by bearing and distance. Total wetland and upland acreages (on-site) including acreage per individual Conservation Area, Class Determination, wetland number, and permit number must be noted on the survey. Two copies of the survey will be signed and returned to you for your files.
3. The limits of wetlands and surface waters delineated on the approved survey are binding for a period of five years from the date of the 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 10, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
4. Upland buffers averaging 25 feet in width with a minimum of 15 feet in width shall be required for all surface waters, wetlands, or Conservation Areas on the site. The permittee is responsible for addressing any adverse secondary impacts to offsite surface waters, wetlands, or Conservation Areas that may occur as a result of the development of the site.
5. No construction, clearing, alteration, filling or grading is allowed within the limits of the Conservation Area and/or and upland buffer unless approved by the County.



6. The County may revoke this Determination 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 class determination supercedes any existing determinations made on this parcel.

This determination does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If you should have any questions concerning this review, please contact Christina Curtiss at (407) 836-1502.

Authorized for the Orange County Environmental Protection Division by:

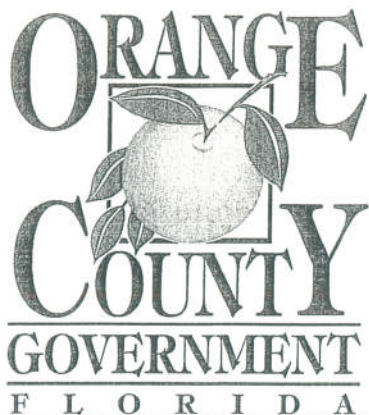


Elizabeth R. Johnson, Environmental Supervisor

 ERJ:rb

Attachment

c: The Parks LLC, 6354 Middlerow Court, Orlando, Florida 32819



## Conservation Area Determination Agreement

☐ I AGREE W/ THE DETERMINATION

☐ I DISAGREE W/ THE DETERMINATION

Mail/Fax to: Orange County Environmental Protection Division  
Attn: Elizabeth R. Johnson, Environmental Supervisor  
800 Mercy Drive, Suite 4  
Orlando, FL 32808-7896  
Or Fax to: 407-836-1499

CAD Determination Dated: September 25, 2006

Permit Number and Name: 06-200 The Park LLC

Staff: Christina Curtiss

Remarks or any additional information:

I certify I am the permittee / Authorized Entity of the above permit issued by the Orange County Environmental Protection Division.

Signature of Permittee: \_\_\_\_\_

Printed name of Permittee: \_\_\_\_\_

Date: \_\_\_\_\_



## Legend - 2004 Aerial

 Property Boundary



## LAGUNA PLACE

Conservation Area Determination

Figure 1 - Aerial Map

Orange County, Florida

0 75 150 300 450 600 Feet

1" = 300 Feet



**LAND WATER CONSULTING, INC.**

ENVIRONMENTAL PERMITTING & COMPLIANCE SERVICES

319 W. Main Street • Apopka, FL 32712  
P: 407-464-0355 • F: 407-464-0393

LWC Project No. 95-029