

ORANGE COUNTY

PLANNING DIVISION

2022-2 REGULAR

CYCLE

AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY

COMMISSIONERS

JULY 12, 2022
TRANSMITTAL PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





DATE: July 12, 2022
TO: Mayor Jerry L. Demings
-AND-
County Commissioners
FROM: Alberto A. Vargas, MArch., Manager, Planning Division
THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department
SUBJECT: 2022-2 Regular Cycle Comprehensive Plan Amendments
2022-2-A-1-1 and 2022-2-B-FLUE-1 (Liki Tiki Village III)
Board of County Commissioners (BCC) Transmittal Public Hearing

Please find the staff report and associated back-up materials for the 2022-2-A-1-1 and 2022-2-B-FLUE-1 Regular Cycle Comprehensive Plan Amendments. These amendments were heard by the Local Planning Agency (LPA) at a transmittal public hearing held June 16, 2022. The amendments are scheduled for a BCC transmittal public hearing on July 12, 2022.

The above-referenced 2022-2 Regular Cycle Amendments include a privately-initiated map amendment located in District 1 and one staff-initiated text amendment. The privately-initiated map amendment involves a change to the Future Land Use Map (FLUM) for a property over ten acres in size. The staff-initiated amendment entails changes to the Goals, Objectives, or Policies of the Comprehensive Plan.

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 August 2022. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled before the LPA on October 20, 2022, and the BCC on November 15, 2022.

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; or Gregory Golgowski, AICP, Chief Planner, Comprehensive Planning Section, Planning Division, at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

AAV/sgw

Enc: 2022-2-A-1-1 and 2022-2-B-FLUE-1 Regular Cycle Amendments BCC Transmittal Staff Report

c: Christopher R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, P.E., Director, Planning, Environmental, and Development Services Department
Nicolas Thalmueller, AICP, Acting Planning Administrator, Planning Division
Gregory Golgowski, Chief Planner, Planning Division

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2022 SECOND REGULAR CYCLE AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal staff report for the Second Regular Cycle Amendments 2022-2-A-1-1 and 2022-2-B-FLUE-1 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Local Planning Agency (LPA) during a transmittal public hearing held on June 16, 2022, and will go to the Board of County Commissioners (BCC) for a transmittal public hearing on July 12, 2022.

The above-referenced 2022-2 Regular Cycle Amendments include a privately-initiated map amendment located in District 1 and one 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 August 2022. Adoption public hearings are tentatively scheduled before the LPA on October 20, 2022 and the BCC on November 15, 2022.

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. These amendments are expected to become effective in December 2022, provided no challenges are brought forth for any of the amendments.

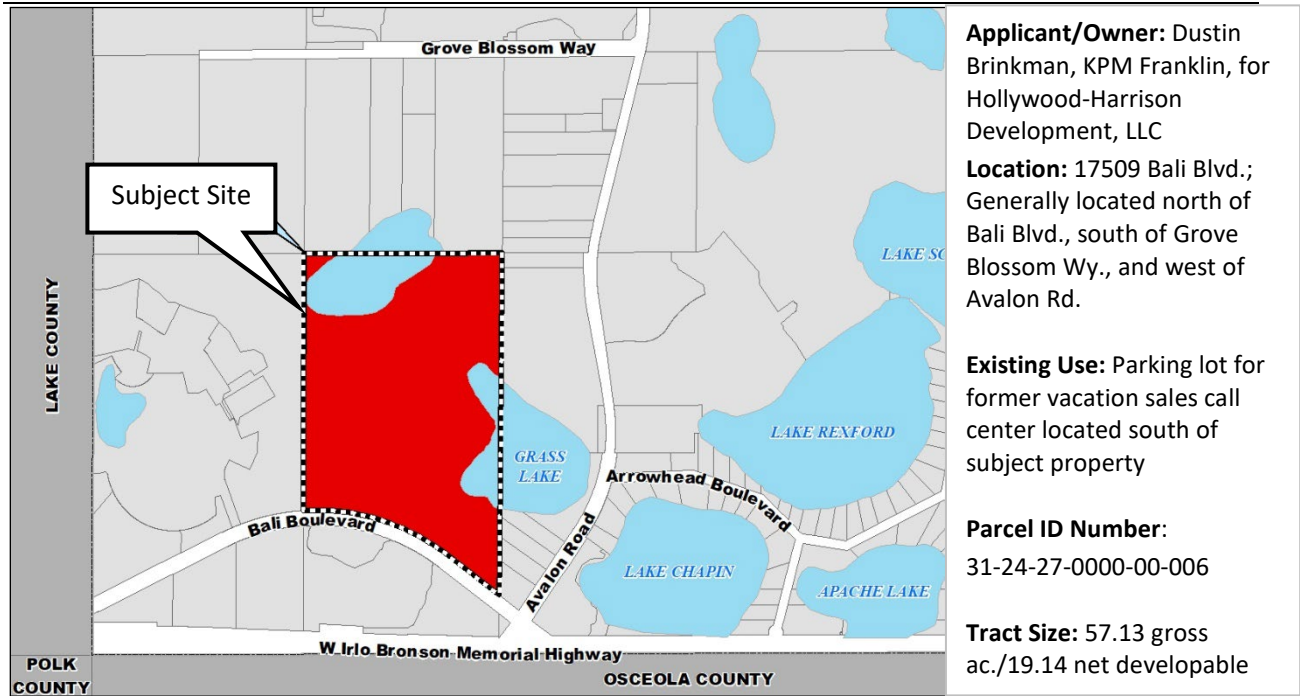
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**2022-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map Amendment**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	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
District 1													
2022-2-A-1-1 (Liki Tiki Village III)	Expected	Hollywood-Harrison Development, LLC	Dustin Brinkman, KPM Franklin	31-24-27-0000-00-006	17509 Ball Blvd., Generally located north of Ball Blvd., south of Grove Blossom Wy., and west of Avalon Rd.	Commercial (C)	Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)	PD (Planned Development District) (Cassis PD)	PD (Planned Development District) (Cassis PD)	57.13 gross ac./19.14 net developable ac.	Sue Watson	Transmit	Transmit (5-0)
2022-2 Regular Cycle Comprehensive Plan Amendments Staff Initiated Comprehensive Plan Text Amendment													
Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)									Project Planner	Staff Rec	LPA Rec
2022-2-B-FLUE-1 (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 2022-2-A-1-1									Sue Watson	Transmit	Transmit (5-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; V-Village; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; GB-Greenbelt; SPA-Special Planning Area; R-Rural/Agricultural; TS-Timeshare; RS-Rural Settlement; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; GC-Growth Center; R-Resort; 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; LUP-Land Use Plan; LUPA-Land Use Plan Amendment; CDR-Change Determination Request; PD-Planned Development District; A-2-Farmland Rural District; A-1-Citrus Rural District; SR-State Road; AC-Acres

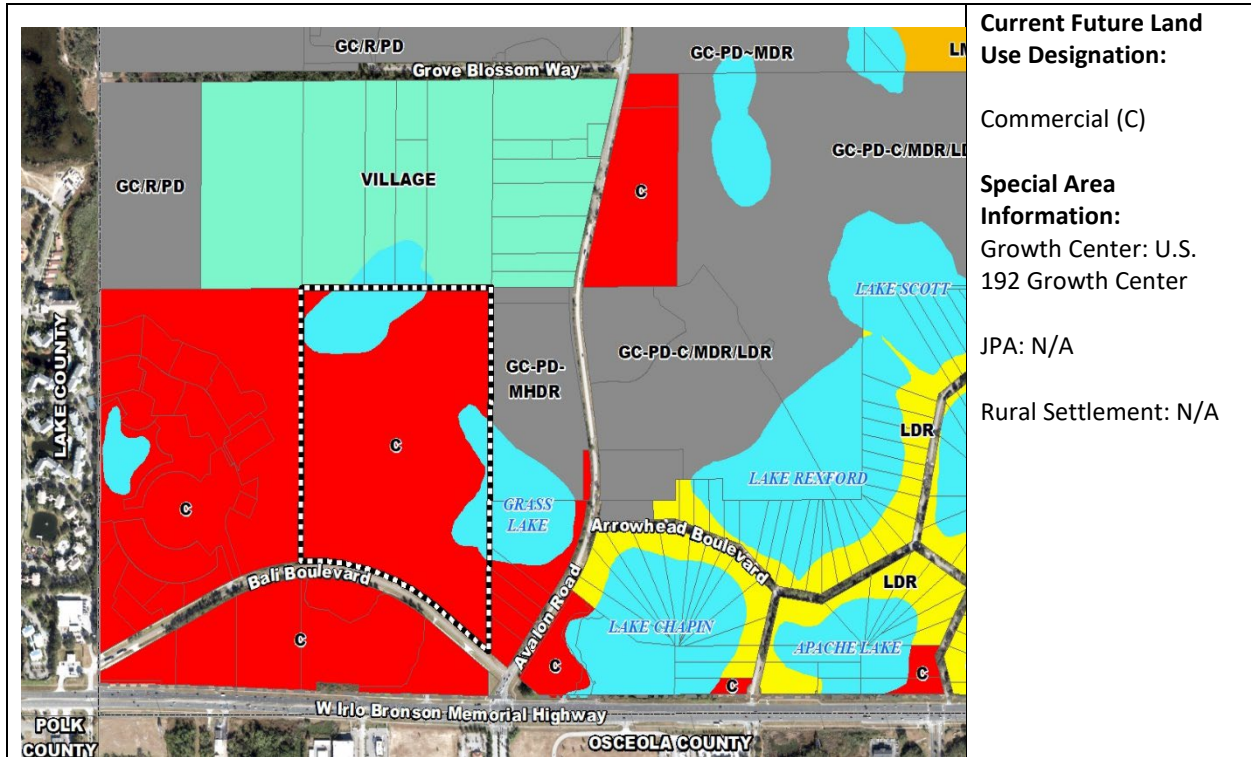


The following meetings and hearings have been held:		Project Information	
Report/Public Hearing	Outcome		
✓	A virtual community meeting was held May 12, 2022 (159 notices sent)	No members of the public attended the meeting	
✓	Staff Report	Recommend Transmittal	
✓	LPA Transmittal June 16, 2022	Recommend Transmittal (5-0)	
	BCC Transmittal	July 12, 2022	
	State Agency Comments	August 2022	
	LPA Adoption	October 20, 2022	
	BCC Adoption	November 15, 2022	
		<p>Request: Commercial (C) to Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)</p> <p>Proposed Development Program: Up to 382 multi-family dwelling units.</p> <p>Division Comments:</p> <p>Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.</p> <p>Transportation: The proposed use will generate 149 p.m. peak hour trips resulting in a net reduction of 92 p.m. peak hour trips.</p> <p>Environmental: A historic Conservation Area Determination, CAD 93-042, was completed for the project site. Conservation Area Determination, CAI-18-01-006, was issued on June 2, 2020 for 7.83 acres of direct and 3.10 acres of secondary conservation area impacts.</p> <p>Utilities: The subject property is located within the Toho Water Authority's potable water, wastewater, and reclaim service areas. A full commitment for utility service will be provided based on meeting all applicable service requirements.</p> <p>Schools: Per School Capacity Determination OC-22-010, dated April 20, 2022, capacity is available. This determination expires October 16, 2022.</p> <p>Concurrent Rezoning: If this amendment is transmitted to DEO, the submittal of a proposed substantial change to the current Liki Tiki Village III PD Land Use Plan to allow the 382 multi-family dwelling units is expected during the adoption public hearing stage.</p>	

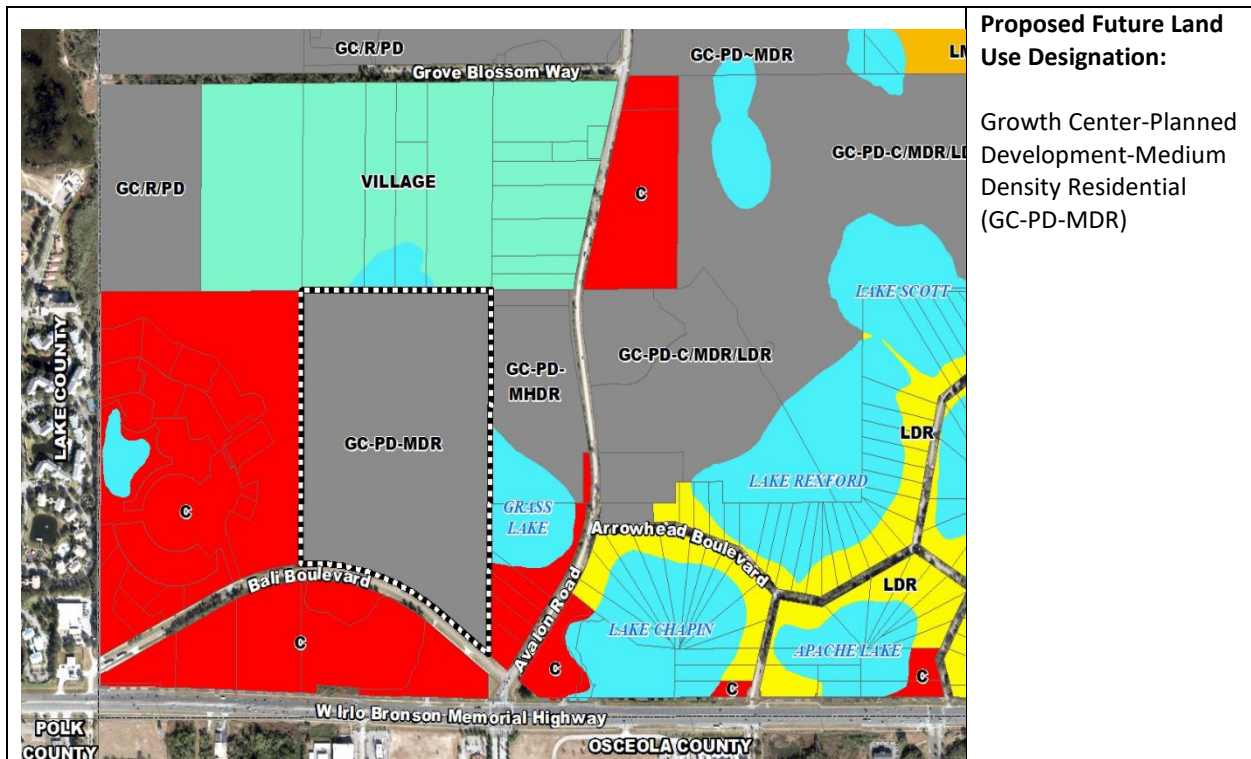
AERIAL



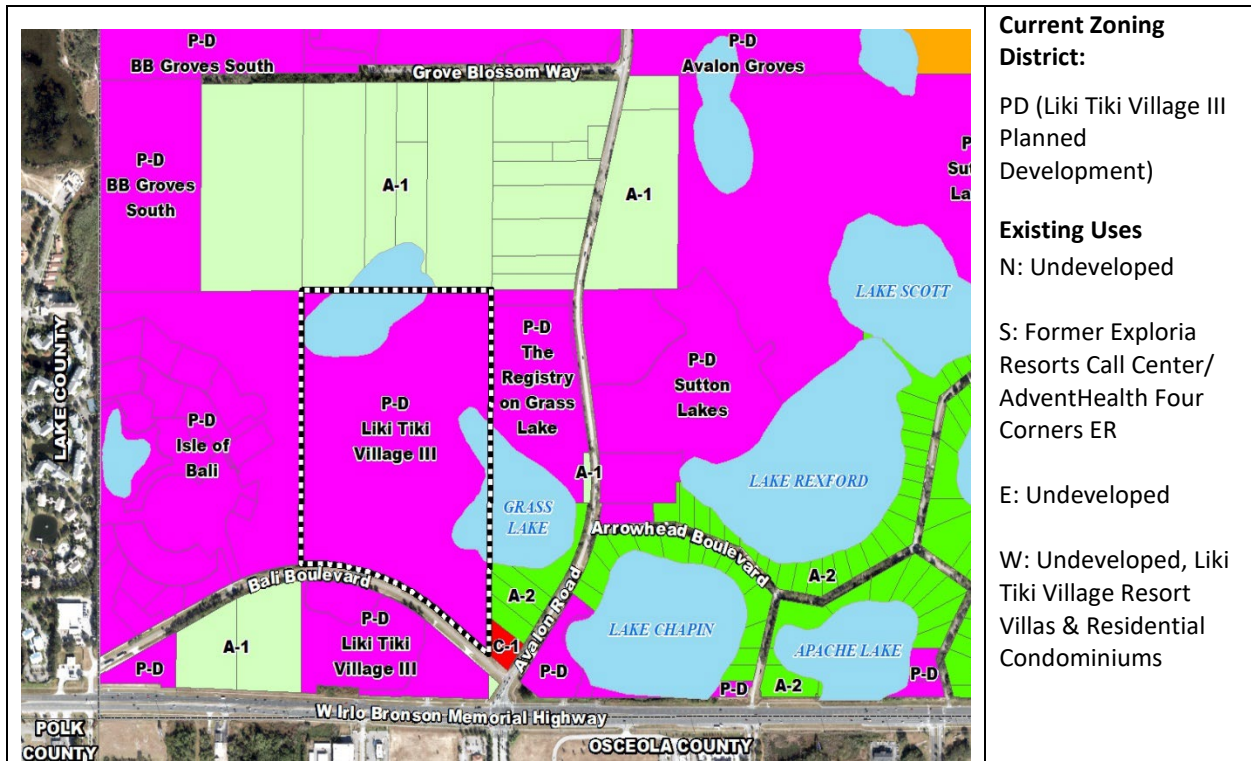
FUTURE LAND USE - CURRENT



FUTURE LAND USE - PROPOSED



ZONING – CURRENT



Current Zoning District:
 PD (Liki Tiki Village III Planned Development)

Existing Uses
 N: Undeveloped
 S: Former Exploria Resorts Call Center/ AdventHealth Four Corners ER
 E: Undeveloped
 W: Undeveloped, Liki Tiki Village Resort Villas & Residential Condominiums

Staff Recommendations

1. **FUTURE LAND USE MAP AMENDMENT 2022-2-A-1-1:** 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, 2022-2-A-1-1, be **TRANSMITTED** to the state reviewing agencies.
2. **FUTURE LAND USE TEXT AMENDMENT 2022-2-B-FLUE-1:** 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 2022-2-B-FLUE-1, to include the development program for Amendment 2022-2-A-1-1 in Future Land Use Element Policy FLU8.1.4, be **TRANSMITTED** to the state reviewing agencies

Analysis

1. Background and Development Program

The applicant, Dustin Brinkman, KPM Franklin, has requested to change the Future Land Use Map (FLUM) designation of the 57.13-acre subject site from Commercial (C) to Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR). The applicant is proposing a development program of up to 382 multi-family dwelling units on the subject site. The Medium Density Residential (MDR) FLUM designation allows for a maximum density of twenty (20) dwelling units per acre.

The subject parcel is part of the 73.00-acre Liki Tiki Village III PD (f.k.a. Cassis PD) which was originally approved on November 28, 1995, by the Board of County Commissioners (BCC). Currently, the Liki Tiki Village III PD consists of three parcels: Parcels A, B, and C. Parcels A and B are located south of Bali Boulevard and Parcel C is located north of Bali Boulevard. Parcel A is designated and approved for 40,000 square feet of commercial retail uses. It is currently developed with an emergency facility, AdventHealth Four Corners ER. Parcel B is designated and approved for 20,000 square feet of commercial sales and is developed with a vacation sales call center, Exploria Resorts Call Center, which is now closed. Parcel C, the subject parcel, is designated and approved for 500 hotel units. On June 20, 2017, the BCC approved a Substantial Change Request (CDR-17-02-051) to the PD to convert 300 timeshare units into 500 hotel units within PD Parcel C only, and establish/depict alternative setback, buffer, and access standards. Presently, Parcel C is developed with a parking lot that was used for additional parking for the now-closed vacation sales call center, located across the street on Bali Boulevard, south of the subject site.

The 57.13-acre subject property is located north of Bali Boulevard, south of Grove Blossom Way, west of Avalon Road, and approximately 275 feet north of U.S. 192. On February 9, 2021, the BCC approved the Liki Tiki Village III (a.k.a. Cassis PD)/AD5 Orlando Hotels & Amenity Preliminary Subdivision Plan, Case# PSP-17-12-385, which subdivided Parcel C into three lots and two tracts. Currently, the PSP is approved for three hotels; one hotel on each lot. Also, a recorded Conservation Easement, designated as Tract B on the approved PSP, designates 37.99 acres of the 57.13-acre subject property as conservation area/wetlands, recorded in Orange County’s OR Book 5872 PG 3897. The total net developable acreage for the site is 19.14 acres based on Conservation Area Impact Permit, CAI-18-01-006, issued on June 2, 2020. The CAI permit authorizes 7.83 acres (1.53 acres of Class III wetlands and

6.30 acres of Class III surface water waters [borrow pit]) of direct impacts and 3.10 acres (2.73 acres of Class I wetlands and 0.37 acres of Class III wetlands) of secondary impacts. Per Orange County's Environmental Protection Division, Conservation Area Determination, CAD-93-042, was completed and approved for the subject site.

As stated above, an emergency facility, AdventHealth Four Corners ER, and the now-closed vacation sales call center, Exploria Resorts Call Center are located directly across the street on Bali Boulevard, south of the subject site. Both developments are part of the Liki Tiki Village III PD and both have corresponding Commercial FLUM designations. Undeveloped parcels, located on the south side of Grove Blossom Way, abut the subject site to the north. These properties have Village (V) FLUM designations and have corresponding A-1 (Citrus Rural District) zoning classifications.

The Isle of Bali PD, entitled for 688 timeshare units, 15,967 square feet warehouse building, and a restaurant and clubhouse facility, is located on Bali Boulevard, immediately west of the subject site. It has a corresponding Commercial FLUM designation. Currently, the Diamond Bali International Resort Club, a 128-unit commercial resort villa and the Diamond Isle of Bali 2, a 480-unit residential condominium complex are developed on the property.

The Registry on Grass Lake, a proposed 360-unit apartment complex is located on Avalon Road, immediately east of the subject site. The Registry on Grass Lake consists of two parcels and both parcels recently received BCC approvals for Future Land Use Map Amendment (FLUMA) and rezoning changes. On May 21, 2019, the BCC approved FLUMA request 2019-1-A-1-2 for the larger 18.33-acre parcel to change the FLUM designation from GC-C-to GC-PD-MHDR. The proposed development program was for up to 360 multi-family dwelling units. Furthermore, on July 2, 2019, the BCC approved Rezoning Case LUP-18-12-417 to create The Registry on Grass Lake PD with a development program of up to 360 multi-family dwelling units. On December 3, 2019, the BCC approved FLUMA request 2019-2-S-1-1 for the smaller 1.33-acre parcel to change the FLUM designation from GC-C-to GC-PD-MHDR. For this request the applicant was not requesting any entitlement increases, and his proposal was to add the 1.33-acre parcel to the 18.33-acre The Registry on Grass Lake PD in order not to impact the Class I wetlands and to add more uplands for the proposed apartment complex. Rezoning Case LUPA-19-08-262, to change the zoning of the 1.33-acre parcel from A-1 (Citrus Rural District) to PD, and to add the subject parcel to the existing The Registry on Grass Lake PD was approved by the BCC on July 28, 2020. Several undeveloped parcels, also located immediately east of the subject parcel on Avalon Road, have Commercial FLUM designations, and are zoned C-1 (Retail Commercial District) or A-2 (Farmland Rural District).

The Sutton Lakes PD is located across the street on Avalon Boulevard, east of the subject site. It has an approved development program of 700 single-family dwelling units and up to 20,000 square feet of commercial uses. The FLUM designation of the properties is Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR). Single-family residences located within the Arrowhead Lakes Subdivision are zoned A-2 and designated Low Density Residential (LDR) on the FLUM, are located further east of the subject site on the east side of Avalon Road.

In addition to this proposed FLUMA request, two more proposed FLUMA requests (2022-2-A-1-2 and 2022-2-A-1-3) were received in the 2022-2 Regular Cycle for nearby properties. Both properties are located north of the subject parcel. The first amendment, Amendment 2022-2-A-1-2, is located at the corner of Avalon Road and Grove Blossom Way. The applicant for Amendment 2022-2-A-1-2 is

requesting to change the FLUM designation of the 22.197-acre subject property from Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR) to allow for the construction of up to 342 multi-family dwelling units and four acres of commercial development, with a maximum floor area ratio (FAR) of 0.5 and uses limited to those permitted in the C-1 (Retail Commercial) zoning district. The second amendment, Amendment 2022-2-A-1-3, is located on the south side Grove Blossom Way, approximately 1,350' west of Amendment 2022-2-A-1-2. The applicant for Amendment 2022-2-A-1-3 is requesting to change the FLUM designation of the 21.31-acre subject property from Village (V) to Growth Center-Planned Development-Commercial (GC-PD-C) to allow for a 379-unit resort development featuring short-term rental and/or hotel/condo (timeshare) units with related amenities and ancillary C-1 (Retail Commercial District) uses. However, this proposed amendment will not be heard in this cycle and is being continued to the 2023-1 Regular Cycle

Community Meeting

A virtual community meeting was held for this proposed amendment on May 12, 2022. 159 meeting notices were mailed, but no members of the public attended.

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 lies within the U.S. 192 Growth Center. Future Land Use Element **Policy FLU1.1.4F** states that Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide, at a minimum, that the County will not incur initial capital costs for utilities. The subject property lies within the Tohopekaliga Water Authority's (TWA) potable water, wastewater, and reclaimed water service areas. The TWA is based in adjacent Osceola County and it currently has existing water and sewer lines in place along Bali Boulevard to service the subject property. A 12" water main exists on site on the south side of the property, north side of Bali Boulevard and an 8" gravity sanitary sewer main exists on site on the south side of the property, north side of Bali Boulevard. An 8" reclaim main is located approximately 2,240' east of the property, south side of W. Irlo Bronson Highway at Legacy Boulevard. In a letter dated February 13, 2020, the TWA's Engineering Division informed the applicant that the TWA will provide the potable water, irrigation, and sewer service for the proposed project, provided the developer complies with all applicable Toho Water Authority's design and construction standards and enters into the necessary Developer's Service Agreement.

Policy FLU7.4.4 states that urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources, as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. Also, **Policy FLU7.4.4** states that if services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied.

In accordance with **Policy FLU1.1.2.A**, the applicant has specified the maximum desired development program for the project is 382 multi-family dwelling units under the Medium Density Residential (MDR)

FLUM designation, which allows for residential development at a maximum density of twenty (20) dwelling units per acre.

The subject property is located in an area characterized by a mix of commercial, resort development, existing and planned residential communities featuring a variety of housing types – including residential/agricultural homesites, conventional single-family subdivision development (Arrowhead Lakes Subdivision), proposed single-family and multi-family developments, and a manufactured home development (the 925—unit Vista del Lago Manufactured Home Park). As mentioned previously, an emergency facility, AdventHealth Four Corners ER, is located across the street, immediately south of the subject site on Bali Boulevard, as well as the now-closed vacation sales call center, Exploria Resorts Call Center. A Wawa convenience store is located across the street, at the corner of Avalon Road and U.S.192, southeasterly of the subject site. Also, the site is located in the immediate vicinity of short-term vacation rental resorts (The Grove & Spa Resort and Palisades Condominiums), timeshare resorts (Bali International Resort Club and Isle of Bali 2) hotel and tourist commercial retail uses, retail establishments along the U.S. 192 corridor. With the proposal to develop 382 multi-family dwelling units, the proposed FLUMA 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. The proposed multi-family units will provide needed housing for those employees that work at nearby theme parks, hotels, short-term vacation rental resorts, and tourist-oriented businesses. **Policy FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. **Policy 8.2.2** also states that a diverse mix of residential housing types shall be promoted. The proposed multi-family 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**.

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 (EPD), a historic Conservation Area Determination, CAD 93-042, was completed for the project site, and historic Conservation Area Impact Permits CAI 98-128, CAI 07-044, and CAI 18-01-006 were approved for this site. CAI-18-01-006 was issued on June 2, 2020, for 7.83 acres (1.53 acres of Class III wetlands and 6.30 acres of Class III surface water waters [borrow pit]) of direct and 3.10 acres (2.73 acres of Class I wetlands and 0.37 acres of Class III wetlands) of secondary conservation area impacts.

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. The subject property is located in an area characterized by existing or proposed residential developments. As stated above, the subject property is situated in an area characterized by a mix of commercial, resort development, existing and planned residential communities featuring a variety of housing types, individual residential/agricultural homesites, and multi-family. FLUMA 2019-1-A-1-2, The Registry on Grass Lake, a proposed 360-unit apartment complex, located immediately east of the subject property, was approved by the BCC on May 21, 2019. FLUMA 2021-1-A-1-2, Avalon Grove PD, a proposed 600-unit apartment complex, located north of the subject site at the corner of Lake Gifford Way and Avalon Road, was approved by the BCC on May 11, 2021. The Sutton Lakes PD is located across the street on Avalon Boulevard, east of the subject site. It

has an approved development program of 700 single-family dwelling units and up to 20,000 square feet of commercial uses. The FLUM designation of the property is GC-PD-C/MDR/LDR. If the proposed amendment is adopted, a Substantial Change to the approved Liki Tiki Village III PD Land Use Plan will be required to allow for the residential units on the subject site. It is staff's belief that the proposed multi-family project is compatible with the existing mix of residential/agricultural homesites, conventional single-family subdivision development, short-term vacation rental resorts, timeshare rental resorts, proposed single family and multi-family residential developments, and manufactured homes uses within the U.S. 192 Growth Center.

3. Staff-Initiated Text Amendment 2022-2-B-FLUE-1

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 development program for this requested amendment is proposed for incorporation into **Policy FLU8.1.4** via a corresponding staff-initiated text amendment, Amendment 2022-2-B-FLUE-1. The maximum development program for Amendment 2022-2-A-1-1, if adopted, would be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2022-2-A-1-1</u> Liki Tiki Village III PD	Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)	Up to 382 multi-family dwelling units	<u>2022-</u>

Division Comments: Environmental, Public Facilities, and Services

Environmental: EPD Review Summary:

- EPD discovered acreage discrepancies throughout the Land Use Plan, Preliminary Subdivision Plan and this request. These acreages will require further clarification. The Land Use Plan states the gross acreage is 57.61 gross acres; the PSP states the gross acreage as 57.13 acres, and the FLUMA application states the gross acreage is 57.60 acres.
- A historic Conservation Area Determination, CAD 93-042, was completed for the project site.
- Historic Conservation Area Impact Permits CAI 98-128, CAI 07-044 and CAI-18-01-006 were approved for this project site. CAI-18-01-006 was issued on June 2, 2020 for 7.83 acres of direct and 3.1 acres of secondary conservation area impacts.
- There are existing South Florida Water Management District Conservation Easements located within the project boundaries.

FLUM Amendment Comments:

1. Conservation Acreage - The gross/net developable acreages are inconsistent across multiple reviews. With this request provide the updated and most accurate acreages for the conservation easement, uplands, and Orange County jurisdictional wetlands. All acreages identified as conservation areas are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this request does not authorize any direct or indirect conservation area impacts.

2. Conservation Areas - An Orange County Conservation Area Determination CAD 93-042 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD).
3. Conservation Easement - The conservation areas on this site are recorded as a conservation easement dedicated to South Florida Water Management District, 40.13-acre conservation easement, Official Record Book 5872 Page 3897. Verify the acreage listed in the recorded conservation easement is accurate.
4. Conservation Area Impacts - An Orange County Conservation Area Impact (CAI) permit CAI 98-128, CAI 07-044 and CAI-18-01-006 were approved for this project site. CAI-18-01-006 was issued on June 2, 2020 for 7.83 acres of direct and 3.10 acres of secondary conservation area impacts. This project will comply with all related permit conditions of approval.
5. Habitat Permit Compliance - Development shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).
6. 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 Comments:

1. Boat Docks - Approval of this request does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
2. Swale Requirement - Pollution abatement swales shall be provided upland of the normal high water elevation (NHWE) on all lakes and wetlands connected to lakes per Orange County Code Section 34-132. Areas that drain away from lakes or wetlands do not require a swale. The swale shall be labeled on the preliminary subdivision plan and included on the plat in a pollution abatement easement. *Reference OC Code Chapter 34 Subdivision Regulations, Article IV Specifications for Plans and Plats, Sec. 34-132 (c)(2).*

3. 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).*

Schools: Per School Capacity Determination OC-22-010, dated April 20, 2022, capacity is available. This determination expires October 16, 2022.

Utilities: The subject property lies within the Tohopekaliga Water Authority's (TWA) potable water, wastewater, and reclaimed service areas. Per the TWA's Engineering Division, a hydraulic analysis may be required to determine available capacity. Presently, existing utilities are located in the following general location: a 12" water main is located on site on the south side of the property, north side of Bali Blvd., an 8" gravity sanitary sewer main is located on site south side of the property, north side of Bali Blvd., and an 8" reclaim main is located approximately 2,240' east of the property, south side of W. Irlo Bronson Hwy. at Legacy Blvd. Utility service will be provided, upon the developer entering into the necessary service agreements with the Toho Water Authority.

Transportation: Based on trip generation estimates from the 11th Edition of the Institute of Transportation Engineers Trip Generation Handbook, it was determined that the maximum allowable development of a 500-unit hotel based on the current future land use designation of Commercial would generate approximately 241 new p.m. peak hour trips, while the proposal to develop up to 382 designation will generate 149 new p.m. peak hour trips, resulting in a decrease of 92 p.m. peak hour trips.

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements:

Planned and Programmed Roadway Improvements: C.R. 545 (Avalon Road) Roadway Conceptual Analysis (RCA) from U.S. 192 to Hartzog Road. The purpose of the study is to assess and recommend roadway improvements anticipated to improve safety and traffic flow in the area. The study considers the social and environmental impacts of adding travel lanes and other features such as, but not limited to, drainage conveyance and treatment improvements, proposed multi-purpose path, raised medians, lighting, landscaping and intersection improvements. Project length is approximately 1.6 miles. This is approximately 51% complete (05/2022). This information is dated and subject to change.

Right of Way Requirements: None

Summary

The applicant is requesting to change ~57.60 acres from Commercial to GC-PD-MDR and update the Liki Tiki Village III PD (aka Cassis PD) to reflect the proposed change in land use and current development program.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in a **decrease** in the number of pm peak trips and

therefore **will not impact** the area roadways. However, based on the Concurrency Management System Database, several roadways within the project impact area **do not operate** at acceptable levels of service and capacity **is not available** to be encumbered.

- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 241 p.m. peak hour trips.
- The proposed use will generate 149 p.m. peak hour trips resulting in a net **decrease** of 92 p.m. peak hour trips.
- The subject property is located at 17509 Bali Boulevard; Generally located north of Bali Boulevard, south of Grove Blossom Way, and west of Avalon Road. Based on the Concurrency Management System (CMS) database dated 05/02/2022, Avalon Road from U.S. 192 to Western Way and U.S. 192 from Lake County Line to Osceola County Line currently operates at Level of Service **F** and capacity **is not** available to be encumbered. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.
- Analysis of projected conditions 2025 (2026) base conditions indicates that Avalon Road from U.S. 192 to Western Way (2 segments) and U.S. 192 from Lake County Line to Osceola County Line are projected to be deficient due to background traffic growth. The proposed FLU amendment is not considered significant on the deficient roadway segment.
- Analysis of projected conditions 2040 base conditions indicates that Avalon Road from U.S. 192 to Western Way (2 segments), Hartzog Road from Avalon Road to Western Way, and U.S. 192 from Lake County Line to Osceola County Line are projected to be deficient due to background traffic growth. The proposed FLU amendment is/is not considered significant on the deficient roadway segment.
- 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.

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.

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.

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.A – The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

FLU1.1.4.F – GROWTH CENTER(S) – Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. Orange County has two Growth Centers – one in the northwest referred to as the Northwest Growth Center and one in the southeast referred to as Growth Center/Resort/PD.

FLU7.4.4 – Urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied.

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 – Land use changes shall be required to be compatible with the existing development and development trend 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.

FLU8.2.2– Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

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

**Site Visit Photos
Subject Site**



North – Undeveloped



East – Undeveloped

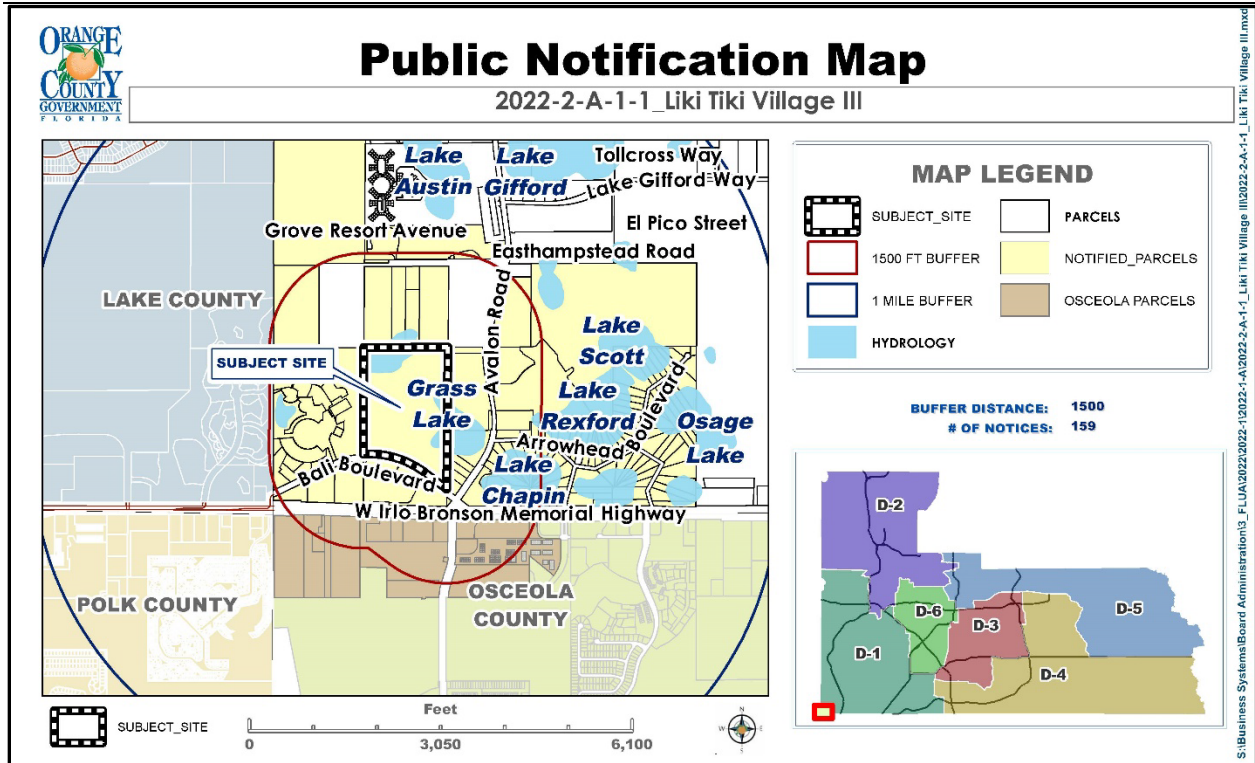


South – Former Exploria Resorts Call Center



**West – Diamond Bali International Resort Club
and Diamond Isle of Bali 2**





Notification Area:

1,500 feet, plus homeowners' associations within a one-mile radius of the subject site

159 notices sent



Community Meeting Memorandum

DATE: May 13, 2022
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2022-2-A-1-1 Virtual Community Meeting Synopsis
C: Project File

Location of Project: 17509 Bali Blvd.; or generally located north of Bali Blvd., south of Grove Blossom Wy., and west of Avalon Rd.

Meeting Date and Location: Thursday, May 12, 2022 at 6:00 PM - Virtual Community Meeting using WebEx Event

Attendance:

District Commissioner	Hannah Gutner, Commissioner Nicole Wilson's Aide, District 1
Orange County Staff	Sue Watson, Christopher DeManche, Planning Division Amanda Hallenbeck, Environmental Protection Division
Applicant/ Owner	Dustin Brinkman KPM Franklin Benjamin Cohen, owner's representative
Residents	159 notices sent; 0 residents in attendance

Overview of Project: The applicant, Dustin Brinkman, KPM Franklin, is requesting to change the Future Land Use Map (FLUM) designation of the 57.60-acre subject property from Commercial (C) to Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR) to allow for the development of up to 382 multi-family dwelling units.

Meeting Summary: Planner Christopher DeManche opened the virtual community meeting at 6:05 PM to establish the format of the meeting and he introduced District 1 Commissioner Nicole Wilson's Aide, Hannah Gutner. Ms. Gutner stated that District 1 County Commissioner Nicole Wilson has not signed on to the meeting yet but she intends to sign on later on. Planner Sue Watson introduced Christopher DeManche, Principal Planner, Orange County Planning Division, Amanda Hallenbeck, Senior Environmental Specialist, Environmental Protection Division, and the applicant, Dustin Brinkman, KPM Franklin.

Ms. Watson began the virtual community meeting presentation by stating that Mr. DeManche would serve as the moderator of the virtual community meeting and she discussed the virtual community meeting procedures and process. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from Commercial (C) to Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR) to allow for the development of up to 382 multi-family dwelling units on the 57.60-acre subject property. She also discussed what is Future Land Use and Zoning.

Staff summarized the Large-Scale FLUMA process and the schedule for the LPA and BCC public hearings. Ms. Watson also told the residents how they could provide comments or ask questions by accessing the link to the proposed amendment folder on the County's website. Ms. Watson asked if there were any questions. There were no questions and staff turned the meeting over to the applicant, Mr. Brinkman.

Mr. Brinkman stated that the property consists of approximately 56 acres, of which approximately thirty-eight (38) acres are part of a conservation easement and he stated they are not developing within this portion of the subject property. Mr. Brinkman stated approximately 19 acres of the site are developable. He stated there is an existing borrow pit on the site that will be used for a stormwater pond. Mr. Brinkman stated they were requesting the MDR FLUM designation that allows up to twenty (20) dwelling units per acre and they are proposing 382 multi-family dwelling units. He described the surrounding uses adjacent the subject property and he felt that the proposed multi-family project was compatible with those uses. Mr. Brinkman asked if there were any questions.

There were no questions and Mr. Brinkman turned the meeting back over to Ms. Watson. Ms. Gutner provided Commissioner Wilson's contact information again and reiterated that if any residents have any questions or comments about the proposed amendment to contact her. Ms. Watson thanked the residents for their participation. The meeting was adjourned at 6:21 P.M. The overall tone of the meeting was **POSITIVE**.



Environmental Protection Division

CONSERVATION AREA IMPACT PERMIT

Permit No: CAI-18-01-006

Associated PSP: PSP-17-12-385

Approved LUP: CDR-17-02-051

Date Issued: June 2, 2020

Date Expires: June 2, 2025

A Permit Authorizing:

Direct impacts to 1.53 acres of Class III wetlands and 6.3 acres of Class III surface waters (borrow pit) in order to construct a commercial resort with associated amenities and a stormwater management system. This project will also result in secondary impacts to 2.73 acres of Class I wetlands and 0.37 acres of Class III wetlands. Secondary impacts will occur as a result of the construction of compensating storage areas within upland buffers adjacent to wetlands preserved under a conservation easement (CE) in favor of the South Florida Water Management District (SFWMD). The CE also encompasses portions of sensitive, natural surface waters known as Grass Lake and Mudd Lake. No impacts are proposed to the wetlands or natural surface waters currently under the SFWMD CE.

Mitigation to offset direct and secondary impacts to wetlands and other surface waters consists of the purchase of 2.80 herbaceous UMAM credits from Hatchineha Ranch Mitigation Bank and 0.79 freshwater forested UMAM credits from Southport Ranch Mitigation Bank. To protect the remaining conservation areas from inadvertent impacts associated with the intended use of the system, the applicant will install conservation signs every 150 feet along the conservation areas boundary upon final grading. In addition, preserved wetlands and surface waters, including those portions of Grass Lake and Mudd Lake that are currently under a CE to SFWMD will be restricted from development through language on the plat that grants development rights to Orange County.

This permit is issued pursuant to Orange County Code, Chapter 15, Article X, Conservation Ordinance and is subject to the permit conditions provided on the following pages. Environmental Protection Division (EPD) staff have evaluated the proposed activity and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X.

Activity Location:

17509 Bali Blvd., Winter Garden, FL 34787

Parcel ID No.: 31-24-27-0000-00-006

Related CAD No.: 93-42

Orange County Commission District: 1

Permittee / Authorized Entity:

Mr. Daniel Berman

AD 5 Commercial, LLC

c/o Clark Modica

Modica & Associates, Inc.

Email: Clark@Modica.cc

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

Approval of this permit is subject to the following conditions:

Specific Conditions

1. This permit shall become final and effective upon expiration of a 15 calendar day appeal period following the date of issuance unless an appeal has been filed within this timeframe. Any appeal shall stay the effective date of this permit until any and all appeals are resolved.
2. The direct and secondary wetland impacts must be completed in accordance with the Figure 1 'Exhibit', dated as received by EPD on March 30, 2018. Construction shall be completed within five years from issuance of this permit unless extended in writing, and shall be consistent with the Site Plans, prepared by KPM Franklin, dated as received by EPD on May 11, 2020. Requests for permit extension must be submitted to EPD prior to the expiration date.
3. Dewatering shall be completed in accordance with 'Exhibit 1' and 'Exhibit 2', prepared by Terracon Consulting Engineers and Scientists, dated as received by EPD on May 11, 2020. Any deviations to the dewatering plans require prior approval from EPD.
4. Upon final grading, the conservation easement area shall be clearly marked with signage that identifies the boundary and shall be installed every 150 feet in accordance with 'Figure 2' Conservation Area Plan, prepared by KPM Franklin, dated as received by EPD on May 11, 2020. The conservation area signs shall be installed prior to the Certificate of Completion.
5. Prior to beginning construction, the permittee must demarcate the limits of construction with six foot high PVC poles with orange flagging tied to the tops or orange safety fencing. Initial clearing shall include a path along the limit of construction to facilitate installation of silt fence and form a visual limit of clearing. After the initial clearing adjacent to the conservation areas is complete, a silt fence must be installed all along the limits of construction/wetland boundaries and maintained throughout construction.
6. Upon installation of the orange safety fence and silt fence, the permittee shall contact EPD for a pre-construction site meeting.
7. The applicant shall provide written notification to property owners that no alteration or encroachment of the platted conservation areas shall occur unless approved by Orange County. These restrictions shall be recorded as covenants and restrictions on the subdivision plat and shall be part of the documents provided to purchasers of lots within the subdivision. A copy of the notification that is to be provided to purchasers shall be submitted to EPD at the time of platting.
8. Prior to initiating any construction within the wetlands to be impacted, EPD shall receive documentation demonstrating that the purchase of 2.80 herbaceous UMAM credits from Hatchineha Ranch Mitigation Bank and 0.79 freshwater forested UMAM credits from Southport Ranch Mitigation Bank has been completed.
9. In the event that the permittee does not successfully complete the transaction to obtain the requisite 2.80 herbaceous UMAM credits from Hatchineha Ranch Mitigation Bank and 0.79 freshwater forested UMAM credits from Southport Ranch Mitigation Bank, the permittee shall obtain a permit modification from the Environmental Protection Officer to provide alternative mitigation for the wetland impacts prior to the commencement of any construction activities.
10. This permit does not authorize direct impacts to Wetland 5 (W5) or Wetland 2 (W2), as depicted on the Figure 1, dated as received by EPD on March 30, 2018. Any incidental impacts to W5 or W2 must be immediately reported to EPD and will require a restoration plan to be reviewed and approved by EPD.

11. This permit does not authorize impacts to wetlands in order to access the uplands located within the northeastern portion of the project that are designated for the construction of a compensating storage area. The temporary Access Easement Agreement, recorded under Doc 20200093959 on February 14, 2020 must remain in effect until the work within the northeastern uplands has been completed, and the area permanently stabilized.
12. The permittee must complete a gopher tortoise survey consistent with the requirements of the Florida Fish and Wildlife Conservation Commission (FWC) prior to the initiation of construction. EPD must be provided any gopher tortoise permits issued for the site (if applicable) prior to approval of grading or construction plans.
13. The site is located within the U.S. Fish and Wildlife Service (FWS) Sand Skink Consultation Area and includes appropriate habitat. The permittee must obtain any necessary permits from the FWS prior to the initiation of construction and provide a copy of the permit (if applicable) prior to approval of grading or construction plans.
14. Any excavated material must be stored in uplands or removed to an appropriate offsite location. No material may be temporarily or permanently stockpiled within preserved wetlands.

General Conditions:

15. The operational phase of this permit is effective upon the completion of the construction phase and continues in perpetuity.
16. Prior to any filling within the 100-year flood zone, a Flood Plain Permit may be required from the Orange County Stormwater Management Division authorizing the fill.
17. The permittee shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property subject to this permit. The permittee shall remain liable for all permit conditions and corrective actions that may be required as a result of any permit violations which occur prior to the transfer of the permit by Orange County to a subsequent owner. If applicable, no permit shall be transferred unless and until adequate financial assurance has been provided and approved by Orange County.
18. For projects which disturb one acre or more of land, or which are less than one acre but are part of a larger common plan of development of sale that is greater than one acre, coverage under a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit (CGP) for Stormwater Discharge from Large and Small Construction Activities is required. Prior to the start of land disturbing activities, which includes demolition, earthwork and/or construction, the operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit to the Florida Department of Environmental Protection (FDEP) a Notice of Intent (NOI) to obtain coverage under the NPDES CGP pursuant to the requirements of 62-621.300(4)(a) Florida Administrative Code (F.A.C.). As the Operator of the MS4, a copy of the NOI shall also be submitted to the Orange County NPDES Environmental Program Supervisor prior to the start of activities. Copies of the SWPPP, NOI, and FDEP Acknowledgement Letter are to be kept on the project site and made available upon request. Upon completion of all land disturbing activities and after final stabilization of the site is complete, the developer/contractor shall submit to FDEP a Notice of Termination (NOT) to end their coverage under the CGP and provide a copy of the NOT to the Operator(s) of the MS4. A copy of the CGP, NOI and additional information can be found on the FDEP website: <http://dep.state.fl.us/water/stormwater/npdes/construction3.htm>.

19. Turbidity and sediment shall be controlled to prevent off-site, unpermitted impacts and violations of water quality standards pursuant to Rules 62-302.500, 62-302.530, and 62-4.242 F.A.C. Best Management Practices (BMPs), as specified in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (2013, or most current version), shall be installed and maintained at all locations where there is the possibility of transferring sediment, turbidity, or other pollutants, into wetlands and/or surface waters due to the permitted activities. BMPs are performance based; if selected BMPs are ineffective or if site-specific conditions require additional measures, then the permittee shall implement additional or alternative measures as necessary to prevent adverse impacts to wetlands and/or surface waters. Turbidity discharging from a site must not exceed 29 NTU over background for Class III waters and their tributaries or 0 NTU over background for those surface waters and tributaries designated as Outstanding Florida Waters. A copy of the Designer and Reviewer Manual can be found at the following website: <https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>.
20. Discharge of groundwater from dewatering operations requires approval from FDEP and the applicable Water Management District. The operator/contractor shall obtain an FDEP Generic Permit for the Discharge of Ground Water from Dewatering Operations pursuant to the requirements of 62-621.300(2)(a) and 62-620 F.A.C. and Florida Statutes Chapter 403. Discharges directed to the County's MS4 require an Orange County Right-of-Way Utilization Permit for Dewatering prior to the start of any discharges.
21. Subject to the terms and conditions herein, the permittee is hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittee binds itself and its successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities, including without limitation the performance of the required mitigation, are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holder promptly thereafter.
22. Prior to construction, the permittee shall clearly designate the limits of construction onsite. The permittee shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
23. Construction plans shall be submitted to EPD prior to initiating any construction activities for review and approval. The construction plans shall include, but are not limited to, a site plan clearly depicting the location and acreage of the impacts and preservation.
24. The permittee shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittee shall require the contractor to review the permit prior to commencement of the activity authorized herein. The complete permit shall be available upon request by Orange County staff.
25. Issuance of this permit does not warrant in any way that the permittee has riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittee. In the event that any part of the structure(s) permitted herein is determined by

a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittee agrees to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.

26. This permit does not release the permittee from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 15, Article X of the Orange County Code. If these permit conditions conflict with those of any other regulatory agency, the permittee shall comply with the most stringent conditions. The permittee shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
27. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, the permittee shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
28. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
29. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
30. EPD staff shall have permission to enter the site at any reasonable time to inspect for conformity with the plans and specifications approved by the permit.
31. The permittee shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
32. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee.
33. The permittee agrees that any dispute arising from matters relating to this permit shall be governed by the laws of Florida, and initiated only in Orange County.
34. Pursuant to Section 125.022 FS, issuance of this permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
35. Pursuant to Section 125.022, FS, the applicant shall obtain all other applicable state or federal permits before commencement of development.

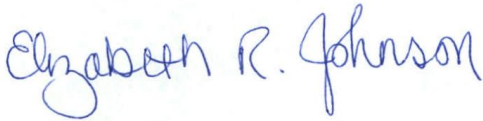
If you should have any questions concerning this permit, please contact Elois Lindsey at 407-836-1448 or via email at Elois.Lindsey@ocfl.net.

Project Manager:



Elois Lindsey, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:



For

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

ELN/TW/H/ERJ: gfdjr
~~NT/11~~

Enclosure(s): Construction Notice
Approved Site Plans

C: Alexis M. Preisser, Mitigation Marketing, Alex@mitigationmarketing.com
Marc Ady, SFWMD, mady@sfwmd.gov
Erin Gawera, FWS, Erin_gawera@fws.gov
Conservation Planning Services, FWC, conservationplanningservices@MyFWC.com
Daniel Berman, Ad 5 Commercial, LLC, Gilverto@ad1Global.com
Dustin Brinkman, KPM Franklin, dbrinkman@kpmfranklin.com



Construction Notice

- BEGINNING OF CONSTRUCTION
- COMPLETION OF CONSTRUCTION

Mail to: Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, FL 32803
Or Fax to: 407-836-1499
Attn: Elois Lindsey, Project Manager

Permit Number and Name: **CAI-18-01-006, Bali Boulevard**

Permit Type: **Conservation Area Impact Permit (CAI)**.

Approximate Starting date: _____.

Approximate Completion Date: _____.

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 and in accordance with the terms of such permit will begin or have completed the actual construction of the work described in the permit.

Signature of Permittee: _____

Printed name of Permittee: _____

Date: _____

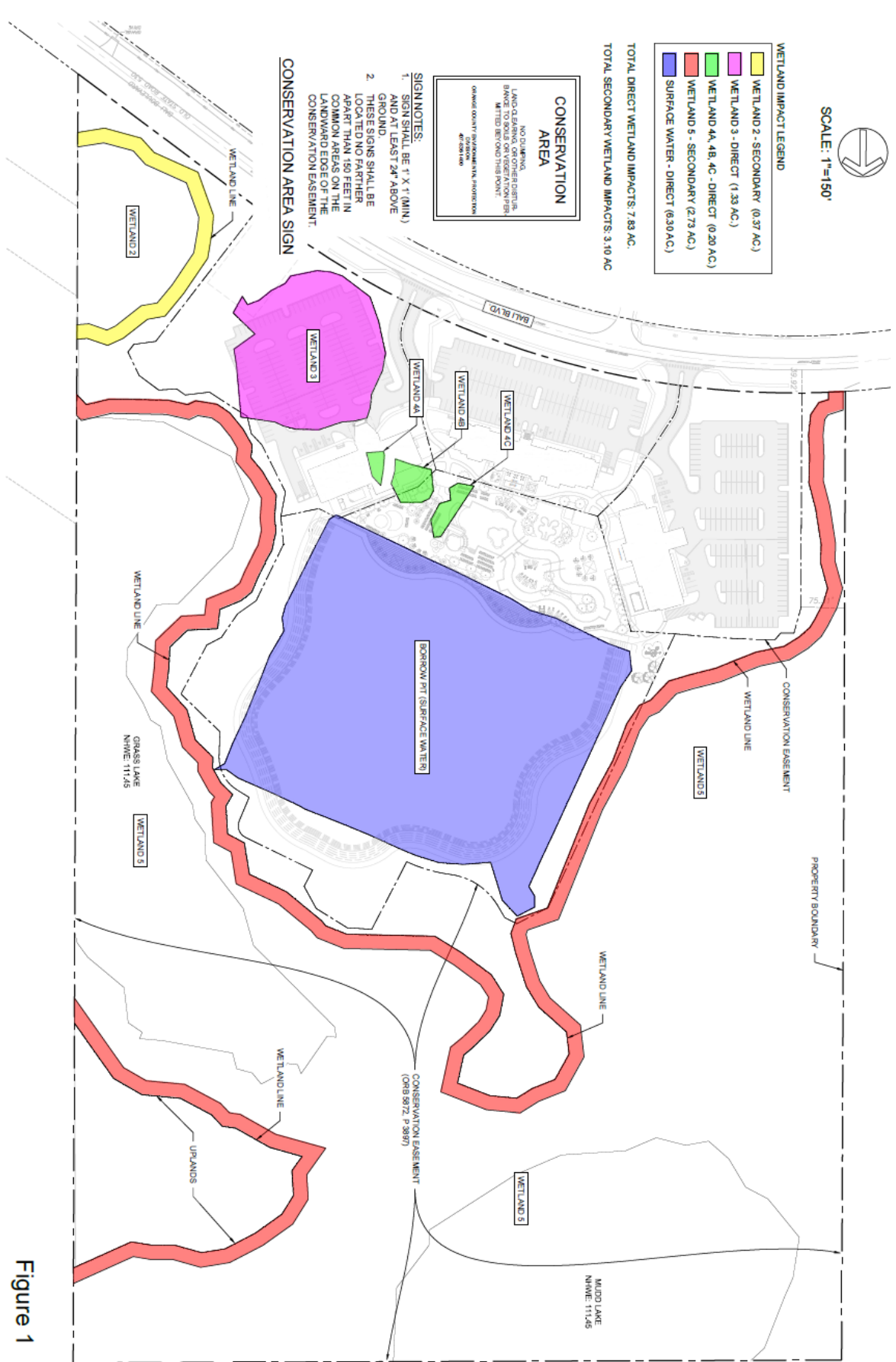
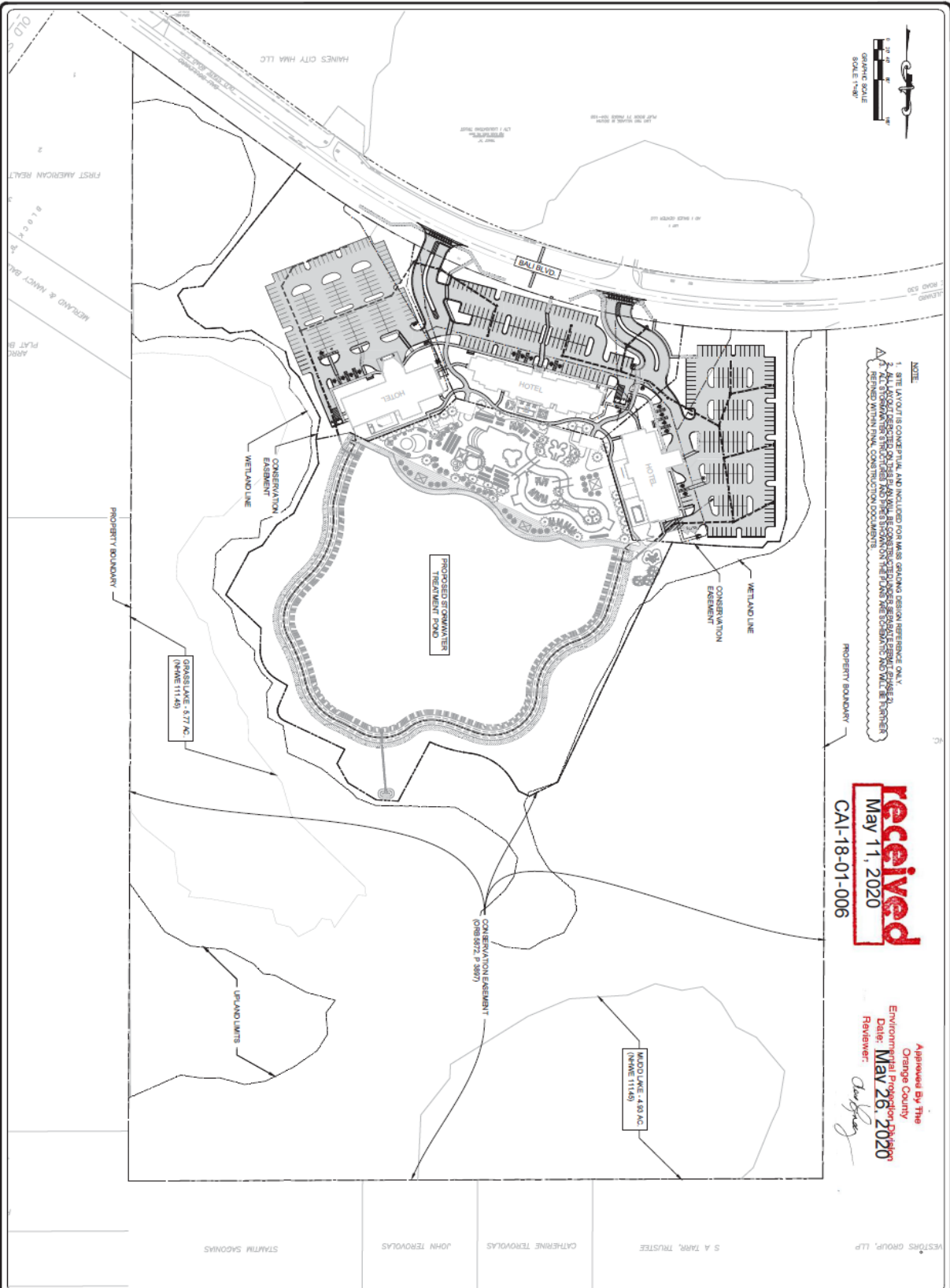


Figure 1



NOTE:
 1. THIS LAYOUT IS CONCEPTUAL AND NOT TO BE CONSIDERED AS A FINAL DESIGN. THE FINAL DESIGN SHALL BE PROVIDED BY THE CLIENT.
 2. ALL CONSERVATION EASEMENTS AND WETLANDS ARE TO BE MAINTAINED AND NOT TO BE DISTURBED.
 3. THE PROPERTY BOUNDARY IS SHOWN FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED AS A FINAL DESIGN.

Received
 May 11, 2020
 CAL-18-01-006

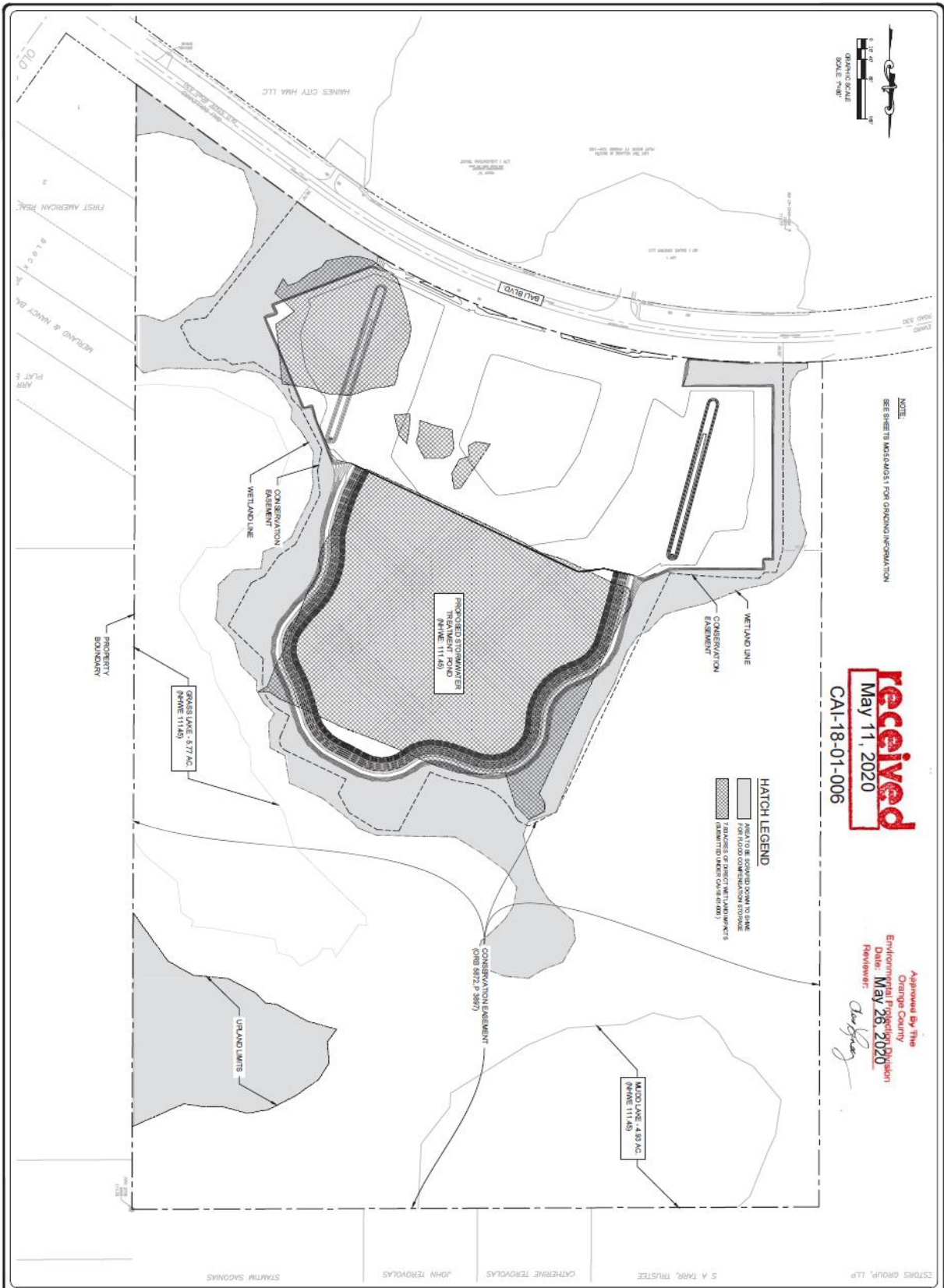
Approved By The
 Orange County
 Environmental Protection Division
 Date: **May 26, 2020**
 Reviewer: *[Signature]*

DATE	REVISION	DATE
02/05/20		
06/10/20		
08/05/20		
08/05/20		
08/05/20		

OVERALL SITE DEVELOPMENT PLAN
AD5 ORLANDO HOTELS & AMENITY MASS GRADING PLAN

KPMFranklin
 ENGINEERS • PLANNERS • CONSULTANTS
 6500 KAZZLINE ROAD, SUITE 110
 ORLANDO, FL 32817 | TELEPHONE 407.310.8000
 CERTIFICATE OF AUTHORIZATION 3209

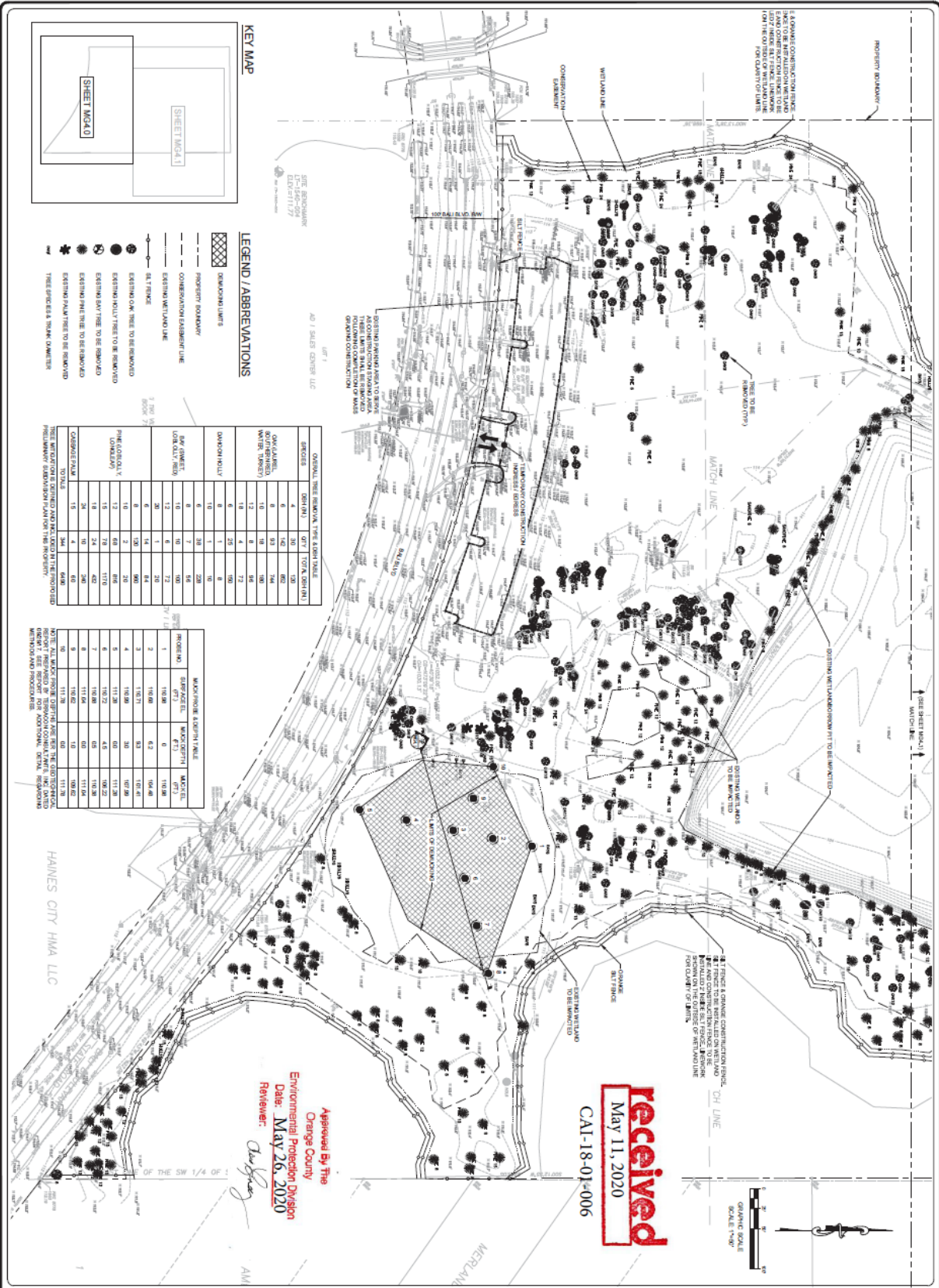
MC3.0
 PLAN SHEET



received
 May 11, 2020
 CAI-18-01-006

Approved By The
 Orange County
 Environmental Protection Division
 Date: May 26, 2020
 Reviewer: *[Signature]*

<p>KPMFranklin ENGINEERS - PLANNERS - SURVEYORS 100 HAZELTINE NATIONAL CENTER, SUITE 1100 ORLANDO, FL 32837 TELEPHONE: 407.414.4100 CERTIFICATE OF AUTHORIZATION: 32009</p>	<p>NOT VALID WITHOUT SEAL</p> <p>FOR THE COUNTY OF ORANGE</p>	<p>OVERALL MASS GRADING SITE PLAN</p> <p>AD5 ORLANDO HOTELS & AMENITY MASS GRADING PLAN</p>		<p>DATE: 05/08/20</p> <p>SCALE: 1/8"=1'-0"</p> <p>DESIGNED: [Name]</p> <p>DRAWN: [Name]</p> <p>CHECKED: [Name]</p>	<p>REVISION</p> <p>DATE</p>
		<p>DATE</p> <p>REVISION</p>			



Approved By The
 Orange County
 Environmental Protection Division
 Date: **May 26, 2020**
 Reviewer: *[Signature]*

received
 May 11, 2020
 CAL-18-01-006

PLAN SHEET

MCG4-0

DEMO & EROSION CONTROL PLAN

AD5 ORLANDO HOTELS & AMENITY MASS GRADING PLAN

DATE: 05/20/20

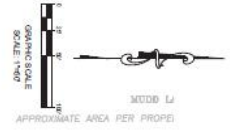
SCALE: 1/8"=1'-0"

DRAWN: C. BROWN

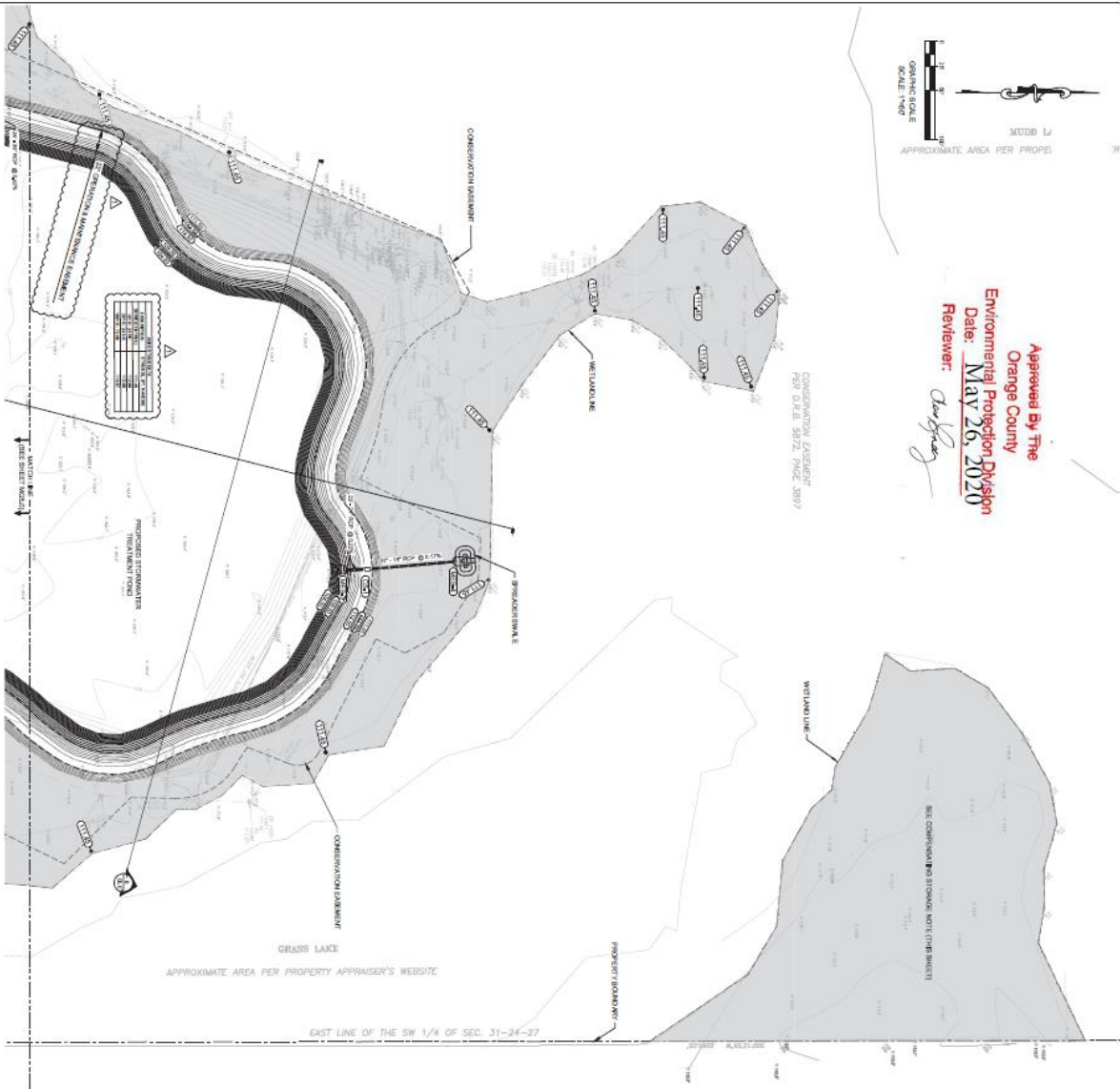
CHECKED: R. MOON

REVISION

DATE



Approved By The
 Orange County
 Environmental Protection Division
 Date: **May 26, 2020**
 Reviewer: *[Signature]*



KEY MAP

LEGEND / ABBREVIATIONS

- PROPERTY BOUNDARY
- CONSERVATION EASEMENT LINE
- EXISTING WETLAND LINE
- PROPOSED STORAGE PILE
- PROPOSED SPOT GRADE ELEVATION
- PROPOSED CONTROL LINE
- EXISTING SPOT GRADE ELEVATION
- PROPOSED STORAGE MOUND
- DRAINAGE FLOW ARROW
- WMO
- MAINT EXISTING GRADE

FLOOD PLAN COMPENSATING STORAGE

AREA TO BE SUBSTITUTED TO A MINIMUM ELEVATION OF 11.6' AS DEMED TO PROVIDE APPROXIMATE FLOOD PLAIN COMPENSATING STORAGE ELEVATION WITHIN THE REGIONAL AND STATE DESIGN FLOODPLAIN. THIS REGIONAL AND STATE DESIGN FLOODPLAIN ELEVATION IS BASED ON THE REGIONAL AND STATE DESIGN FLOODPLAIN ELEVATION FROM THE DESIGN FLOODPLAIN.

Structure Table

Structure Name	Structure Details
WES-1	24" WIDE 4.0' SLOPE FOOT (INCL. 2%)
WES-2	18" WIDE 4.0' SLOPE FOOT (INCL. 2%)
WES-3	18" WIDE 4.0' SLOPE FOOT (INCL. 2%)
WES-4	18" WIDE 4.0' SLOPE FOOT (INCL. 2%)

Structure Table

Structure Name	Structure Details
OS-1	CONCRETE CURB 24" WIDE 4.0' SLOPE FOOT (INCL. 2%) 18" WIDE 4.0' SLOPE FOOT (INCL. 2%)



NOTES:

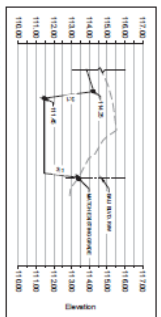
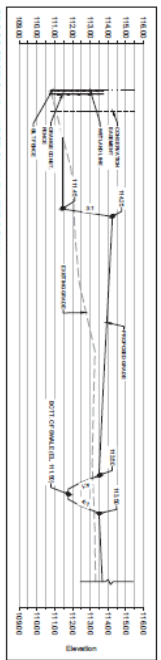
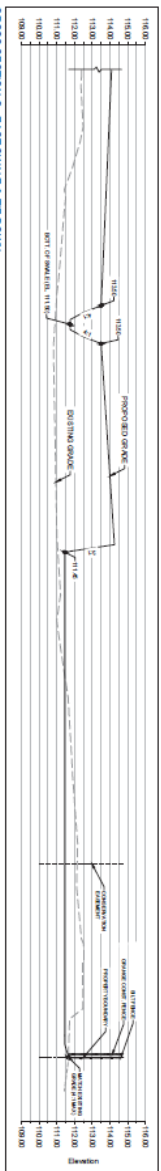
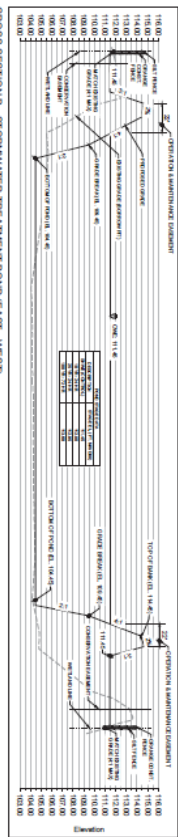
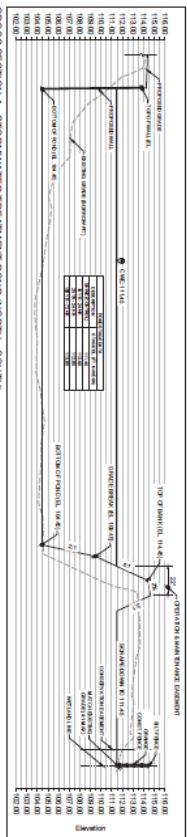
1. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
2. THE FLOODPLAIN ELEVATION SHALL BE THE HIGHER OF THE REGIONAL AND STATE DESIGN FLOODPLAIN ELEVATION.

CONSERVATION AREA SIGN

Received
 May 11, 2020
 CAI-18-01-006

NOTE: ALL STRUCTURES, STRUCTURES AND PILES SHOWN ON THE PLANS ARE TEMPORARY.

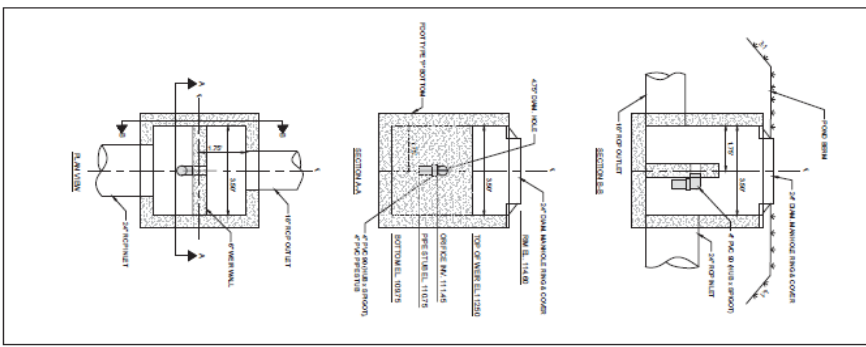
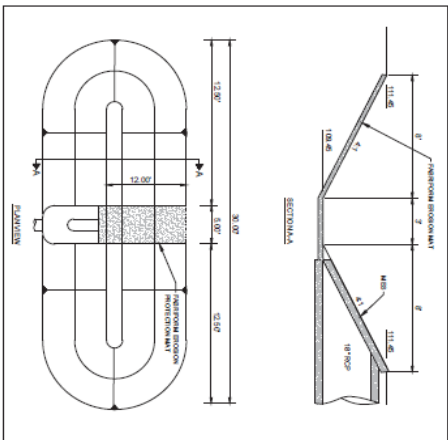
PROJECT: AD5 ORLANDO HOTELS & AMENITY MASS GRADING PLAN SHEET: MG5.1 DATE: 05/26/2020 SCALE: AS SHOWN JOB NO: 18-1108-03 DESIGN: D. BROOKMAN DRAWN: D. BROOKMAN CHECKED: R. MOON	REVISION 1. REVISED TO ADDRESS COUNTY COMMENTS DATED 05/26/2020	DATE: 05/26/2020
	DRAWN BY: [Signature] CHECKED BY: [Signature]	DATE: 05/26/2020



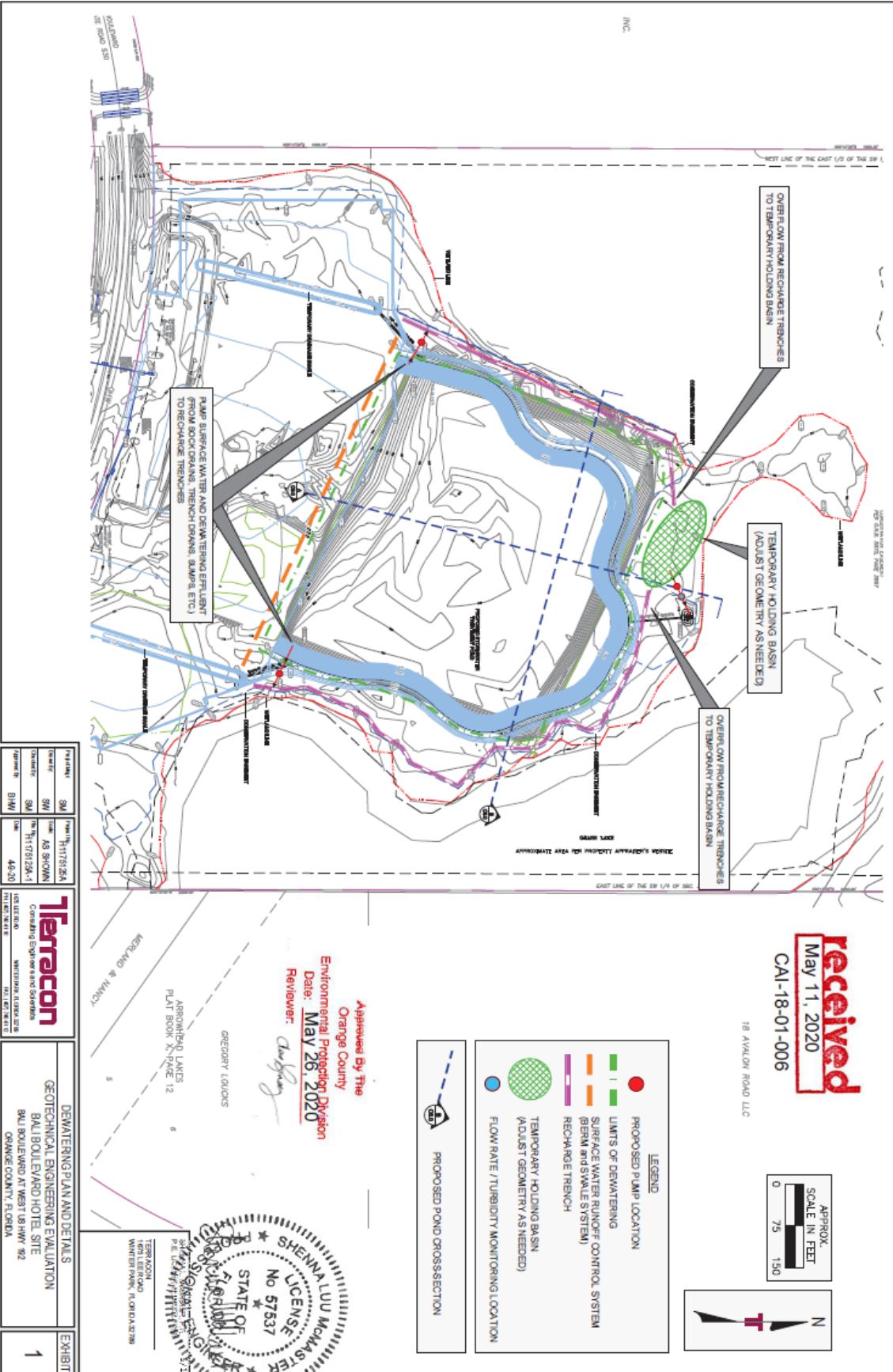
received
May 11, 2020
CAL-18-01-006

Approved By The
Orange County
Environmental Protection Division
Date: May 26, 2020
Reviewer: *Debra King*

START POINT CALCULATION		VOLUME (CY)	
AREA	DISPOSITION	1000.125	
SITE (UP AND DOWN)	CUT	2878.13	
	FILL	288.08	
UP AND DOWN CORNER	CUT	6.00	
	FILL	148.225	
HALF CUT / UNFINISHED SECTION OF CUT	CUT	42.818	
	FILL	42.818	
APPROXIMATE (UNFINISHED) CUT (DOWN OF CUT)	UNFINISHED FILL	42.818	
	NET TOTAL	2828.115	
NOTE: NET FILL CUT FACTORS APPLIED			



MCG 0 PLAN SHEET	DATE: 03/22/2018 SCALE: 1/8" = 1'-0" JOB NO: 18-100-003 DRAWN: DIB/000/000 CHECKED: 03/22/2018 ENGINEER: R. MCGON	REVISIONS 1. RELATED TO ADDRESS COUNTY COMMENTS DATED 03/22/2018 & APPLIC COMMENTS DATED 03/22/2018	DATE: 04/06/2018
		DETAILS & CROSS SECTIONS AD5 ORLANDO HOTELS & AMENITY MASS GRADING PLAN	



received
 May 11, 2020
 CAI-18-01-006

18 AVALON ROAD LLC

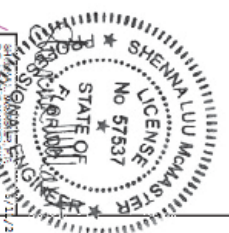
APPROX.
 SCALE IN FEET
 0 75 150



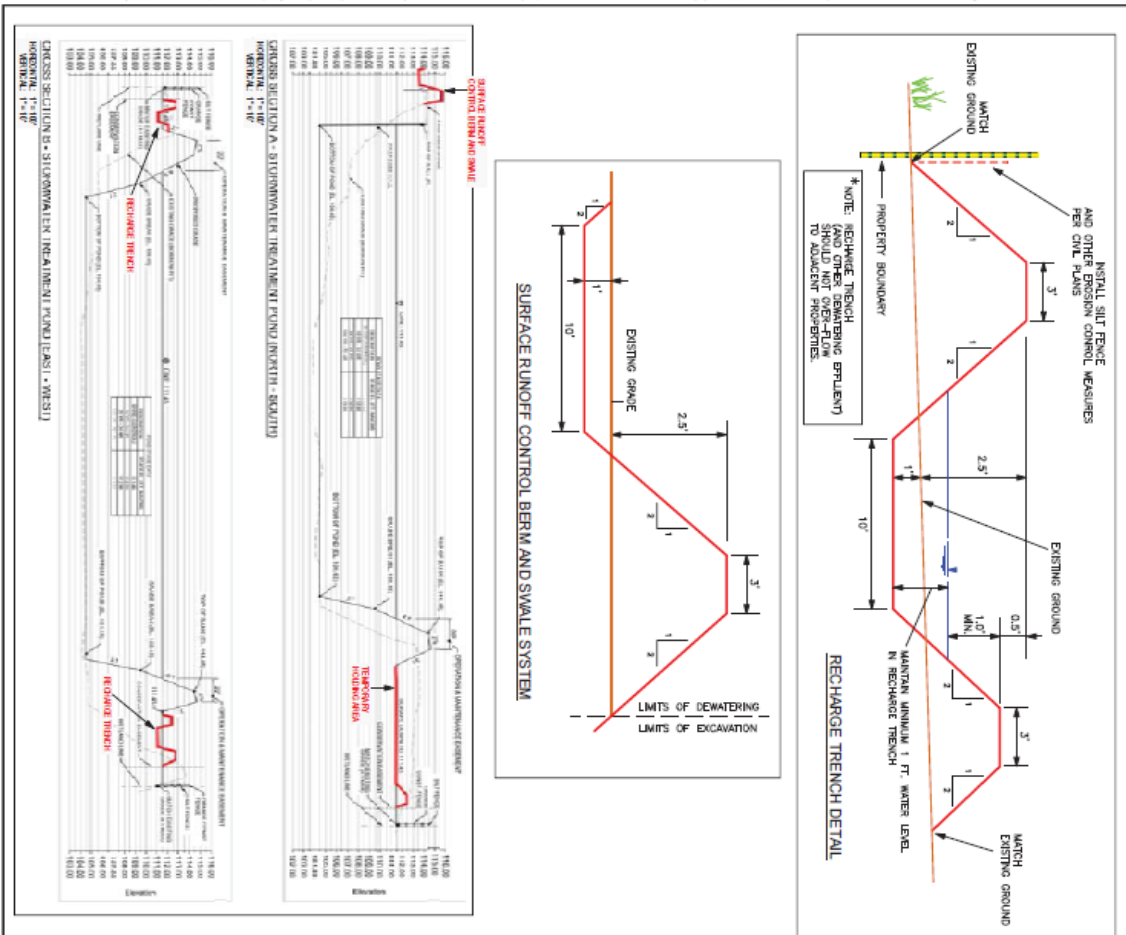
LEGEND

- PROPOSED PUMP LOCATION
- LIMITS OF DEWATERING
- SURFACE WATER RUNOFF CONTROL SYSTEM (BERM and SWALE SYSTEM)
- RECHARGE TRENCH
- TEMPORARY HOLDING BASIN (ADJUST GEOMETRY AS NEEDED)
- FLOW RATE / TURBIDITY MONITORING LOCATION
- PROPOSED POND CROSS-SECTION

Approved By The
 Orange County
 Environmental Protection Division
 Date: **May 26, 2020**
 Reviewer: *D. [Signature]*



Project No.	SM	Plan No.	H1175125A
Client	SM	Scale	AS SHOWN
Contract No.	SM	Revision	H1175125A-1
Approved By	BMH	Date	4-6-20
Terracon Consulting Engineers and Scientists 1001 E. US HWY 1 WINTER PARK, FLORIDA 32789 TEL: 407.396.4718			
DEWATERING PLAN AND DETAILS			
GEO-TECHNICAL ENGINEERING EVALUATION BALL BOULEVARD HOTEL SITE BALL BOULEVARD AT WEST US HWY 92 ORANGE COUNTY, FLORIDA			
EXHIBIT			1



Dewatering Sequence

1. Install site fence and other erosion control requirements per the civil site plans.
2. Install spreader sash, CS-1, MS-4, and pipe connecting CS-1 and MS-4 per civil plans.
3. Install/construct recharge trenches, surface water control system (berm and swale system), and temporary holding basins.
4. Install dewatering system to include pumps, trench drains and/or sock strainers. Pumps and trenches may operate from basins subject to weather conditions.
5. Maintain dewatering system from recharge trenches to discharge to temporary holding basins then overflow through spreader sash to adjacent on-site wetland.
6. Turbidity and flow rate monitoring is required at all times while discharging to the wetland in accordance with the Dewatering Control and Excavation Notes below.
7. Discharge to the wetland should be limited to 1,200 cfs. The temporary holding basin geometry may be adjusted as needed to accommodate the discharge rate. The contractor shall be permitted to use at-log and/or flow booms may be used in temporary holding basin(s) as needed to control turbidity.
8. After construction of the groundwater pump and dewatering is complete, surface water runoff may be accumulated during dewatering activities. Spills, trenches and holding area may then be filled as required for final site grading.

Dewatering Control and Excavation Notes

1. Site shall be graded to erode towards surface water runoff swales. Runoff shall not shelterize into dewatering/excavation area.
2. Silt fence and other erosion control requirements shall be installed prior to any dewatering activity and shall not be removed until completion of dewatering activities and as required for network and other construction activities.
3. Dewatering shall adjust pumps as their recharge trenches and temporary holding basins do not flow.
4. Effluent discharge to the wetland must not exceed the maximum discharge rate of 1,200 cfs. Ensure the temporary holding basin or provide additional holding areas are needed to limit discharge rate to the wetland.
5. Prior to fill placement, silt deposits shall be removed from the surface water runoff control swales, recharge trenches, and temporary holding basins.
6. Additional pumps than shown on plan may be required for dewatering. The contractor shall supply pumps as necessary for dewatering activities.
7. Holding basins shall include dewatering system and generator of surface water runoff control system. Temporary holding basins shall include dewatering system or other condition equipment.
8. At all times when dewatering to the wetland, field turbidity monitoring will be considered a key part of the dewatering process. The results of these tests will be provided on a daily basis and submitted to SHMWD and Orange County DEP on a weekly basis during the dewatering period. If turbidity monitoring is not performed, the Contractor shall be required to cease dewatering operations and correct the situation until monitoring demonstrates turbidity standards are met.
9. The water table and depth of excavations shall remain above the following:

Minimum Elevation of Dewatering:	+102.5 feet
Maximum Elevation of Excavation:	+104.5 feet

10. Prior to initial dewatering, the Contractor shall contact the SHMWD and Orange County DEP to allow a site visit to verify:
 - a. The water use accounting method used by the Contractor and receive results of the collection testing of the identified method.
 - b. The location and design of the swales, trench, and temporary holding basins.
 - c. The location of monitoring facilities.
11. The excavation and associated dewatering facilities (such as holding areas and recharge trenches) shall be constructed using sound construction practices. If the excavation or dewatering activities compromise the progressive adjacent system (through erosion, soil wet collapse, flooding, etc.) the Contractor shall immediately cease dewatering to prevent further damage to the adjacent system.
12. The Contractor shall immediately cease dewatering if any of the following conditions are observed during excavation, the dewatering system should be temporarily halted to re-evaluate the method used. The dewatering Engineer should be notified if such conditions are observed.
 - a. Dewatering will cause any adjacent impacts occur to the adjacent wetlands and the issue is not resolved.
 - b. Changes to the dewatering plan and details will require approval by Orange County DEP prior to the initiation of construction.

Received
 May 11, 2020
 CAI-18-01-006

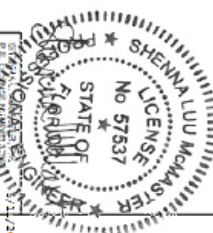
Approved By The
 Orange County
 Environmental Planning Director
 Date: May 26, 2020
 Reviewer: *[Signature]*

Project No:	H1175125A	DATE:	11/17/2019
Drawn By:	JAS SHOWN	Scale:	AS SHOWN
Checked By:	H1175125A-2	Scale:	44-00
Project:	BHW	Location:	WINTER PARK, FLORIDA 32789

Terracon
 CONSULTING ENGINEERS AND ARCHITECTS
 6151 WINTER PARK DRIVE
 WINTER PARK, FLORIDA 32789

DEWATERING PLAN AND DETAILS
 GEOTECHNICAL ENGINEERING EVALUATION
 BALI BOULEVARD HOTEL SITE
 BALI BOULEVARD AT WEST 118th AVE #2
 ORANGE COUNTY, FLORIDA

EXHIBIT
2



Permit # 93-042

Agent

Type CAD

Date Received 10/28/1993

Planned Development/LUP

District

Staff LWB

Project Name/PSP/DP Cassis Site

Site Visit

Receipt

#

Determ/Approval

Address

Survey Letter

Owner

Total Acreage

Parcel ID:

31 24 27 0000 00 000

Comments CAI 07-044 , CAI 98-128

Mailing Address

Comments

Proposal prep only
1 OF 2

Cancelled
Cancelled
Cancelled
WO 2 of 2

2 of 2

Proposal prep only
Proposal prep only
Proposal prep only
Proposal prep only
Proposal prep only
Proposal prep only
Proposal prep only

2 OF 2



ENVIRONMENTAL PROTECTION DIVISION

Lori Cunniff, Manager

800 Mercy Drive, Suite 4

Orlando, Florida 32808-7896

407-836-1400 • Fax 407-836-1499

www.ocepd.org

March 17, 2008

Nathan Chambers

Austin Environmental

316 Church Street

Kissimmee, Florida 34741

**Subject: Conservation Area Determination Reclassification
Cassis Development
Parcel ID: 31-24-27-0000-00-006
Permit Application No.:93-42
Orange County Commission District: 1**

Dear Mr. Chambers:

Environmental Protection Division (Division) staff has received letter, dated as received by the Division on January 30, 2008, requesting reclassification of the borrow pit portion of Wetland 5 on the referenced project site. Previously, staff had determined (per the January 19, 1994, letter) that based on hydrologic connection and the nature of the wetland it would be classified as Class I.

Staff agrees to reclassify a portion of Wetland 5 (see survey for exact location) from Class I to Class II wetland. Reason for the determination is given below. Staff is in agreement that a portion of the wetland meets the following criteria for reclassification:

The portion of Wetland 5 requested to be reclassified is a reservoir cut through uplands with a small upland cut ditch hydrologically connecting by mans means the reservoir to the larger wetland. The entire area was originally determined to be Class I based on the hydrologic connection. However, the hydrologic connection is a manmade ditch constructed through uplands that connect previously isolated wetlands to natural surface water bodies and therefore, per the definition of hydrologic connections in Section 15-364, the reservoir is not considered hydrologically connected to natural surface water bodies. As a result, the reservoir is a Class II per Section 15-364(b)(1) "consists of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage; and are greater than or equal to 5.0 acres."

In summation staff has determined to reclassify a portion of Wetland 5 from Class I to Class II wetland, as depicted on the survey submitted January 30, 2008.

No construction, dredging/excavating, clearing, filling, alterations or grading is allowed within or immediately adjacent to a conservation area without first obtaining the proper impact permits approved by the County. This Class 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, please contact Christina Curtiss at (407) 836-1502.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth R. Johnson Jr".

Lori Cunniff
Environmental Protection Officer

cc/ERJ/LC:rb

2.26.08 CASSIS Dev.
(AKA Like Tiki)

Nathan Chambers - Austin Env.
C. Curtiss - EPO

Site visit to review pond on site
for reclass request.

Upland cut pond

Steep slopes - no littoral shelf

Vegetation within pond:

Cat tail

Water lily

Water oak } Along + up slope

Slash pine

dog fennel

torpedo grass

Watermarks on trees ^{along} slope

suggest the water level down
considerably 2-3 ft.

Ditch connecting pond to wetland
Upland cut.

Site Visit 2/26



Austin Environmental Consultants, Inc.

Better Service • Better Ideas • Better Environment For All

Letter of Transmittal

TO:	JOB NO. 232A 06-01
Orange County Environmental Protection Division 800 Mercy Drive Orlando, Florida 32808	DATE: 1-28-08
	ATTN: Christina Curtiss
	RE: CAD #93-42 Request for Revision

We are sending you Attached Under separate cover via

- Graphics
 Prints
 Reports
 Samples
 Specifications
 Copy of letter
 Change Order
 Other

Copies	Date	No. of Pages	Description
1	1-25-08	many	Request to surface water class designation in CAD #93-42

RECEIVED
 O.C. ENVIRONMENTAL
 PROTECTION DIVISION
 2008 JAN 30 AM 11:03

These are transmitted as checked below:

- For approval Approved as submitted
 For your use Approved as noted
 As requested Returned for corrections
 For review and comment Other

Remarks:	
COPY TO:	
FILE:	Signed Nathan E. Chambers

If enclosures are not as noted, kindly notify us at once.

Austin Environmental Consultants, Inc.



316 Church Street, Kissimmee, FL 34741
Phone: 407-935-0535 Fax: 407-935-0919 Email: Info@AustinEC.com

January 25, 2008

Ms. Christina Curtiss
Orange County Environmental Protection Division
800 Mercy Drive
Orlando, Florida 32808

**RE: Conservation Area Determination #93-42 - Request for Revision
Parcel ID: 31-24-27-0000-00-006**

Dear Ms. Curtiss:

This letter and the enclosed supporting information constitute a request for a revision to Orange County Conservation Area Determination (CAD) #93-42, issued January 19, 1994; and are intended as a formal summary of the issues discussed at the November 20, 2007 meeting between EPD staff and the property owner's consultants and council.

The Orange County CAD #93-42 (see Appendix I) for the above-referenced property includes a single Class I, and numerous Class III Conservation Areas. The large Class I Conservation Area, as defined by the existing CAD includes a 6.50-acre borrow pit within its boundaries. Although the original reasons for inclusion of this manmade borrow pit are unclear, this manmade surface water, constructed in uplands does not meet the definition of a Class I Conservation Area per Section 15-364, Orange County Code of Ordinances.

According to Sec.15-364, a hydrological connection must exist between this borrow pit and the adjacent forested wetland (Class I) in order for its classification as a Class I Conservation Area; as none of the other Class I criteria apply to this manmade borrow pit. The Code of Ordinances later defines "Hydrologic Connection" to exclude "artificial or manmade ditches or canals constructed through uplands that connect previously isolated wetlands to natural surface water bodies". The following discussion, and the enclosed photographs (Appendix II) and figures demonstrate this lack of "hydrologic connection". For the location and direction of the enclosed photographs, please refer to the *Key to Photographs* figure provided within Appendix II.

The attached *Figure 1 - 1944 Aerial Photograph* depicts the condition of the property prior to the excavation of the onsite borrow pit. Additionally, *Figure 2 - 1968 Aerial Photograph* depicts the borrow pit in its early stages of excavation. Both of these historic aerial photographs provide documentation that the onsite borrow pit was constructed within uplands. The enclosed Photographs 1 and 2 depict the current condition of the onsite borrow pit.

Currently, there is a narrow (approximately 30' wide) upland berm, which separates the onsite borrow pit from the adjacent forested wetland; see Photograph 3 provided

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O.C. ENVIRONMENTAL
PROTECTION DIVISION
2008 JAN 30 AM 11:03

within Appendix II. The vegetation within this berm includes loblolly bay (*Gordonia lasianthus*), slash pine (*Pinus elliottii*), sand live oak (*Quercus geminata*), rusty lyonia (*Lyonia ferruginea*), saw palmetto (*Serenoa repens*), shiny blueberry (*Vaccinium myrsinites*), grapevine (*Vitis rotundifolia*), and greenbriar (*Smilax laurifolia*). In addition to the observed vegetative and soil characteristics, the USDA soil survey provides further documentation of the presence of uplands between the onsite borrow pit and the adjacent Class I wetland; see Appendix III for USDA soil data. Within the northern portion of this upland berm, there is a drainage feature that serves as a *manmade* hydrologic connection to the downstream Class I Conservation Area; see Photographs 4 and 5 within Appendix II. At the time the enclosed photographs were taken, it should be noted that no flow was occurring between the borrow pit and the downstream wetland.

As depicted in the attached Photographs 1 and 2 (Appendix II), the onsite borrow pit has developed wetland characteristics since the completion of excavation activities (sometime prior to 1993 CAD application). Currently, the borrow pit contains limited emergent vegetation within the open-water areas. This vegetation consists nearly exclusively of spatterdock (*Nuphar lutea*). The side slopes of this surface water are rather steep (approx. 1:1 slope), resulting in a quite narrow strip containing emergent vegetation. The vegetation within this narrow fringe of the surface water consists of maidencane (*Panicum hemitomon*), spatterdock, yellow-eyed grass (*Xyris spp.*), cattails (*Typha spp.*) and redroot (*Lachnanthes caroliniana*).

It is requested that the Conservation Area Determination #93-42 be revised to redefine this borrow pit as a Class II Conservation Area. The borrow pit is greater than five (5) acres, and by way of man's activities, contains a hydrologic connection to other surface water drainage. Thusly, this borrow pit meets the definition of a Class II Conservation Area (per 15-364(b)(1), Orange County Code of Ordinances).

In order to facilitate this re-classification, a revised survey has been provided as Appendix IV. This survey clearly delineates the boundary between the existing Class I wetland, and the berm separating this wetland from the borrow pit (Class II Conservation Area). Additionally, this survey depicts the ditch that provides the hydrologic connection to the onsite Class I Conservation Area. Please note that this request concerns only the reclassification of the onsite borrow pit, and that no revisions to any other Class designations provided in CAD #93-42 are requested herein.

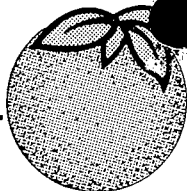
If you would like clarification of the information contained in this letter, or require any supplementary information to support the requested revision, please do not hesitate to contact me.

Sincerely,



Nathan E. Chambers
Biologist

Orange



County

Planning Department
David C. Heath, AICP, Manager
201 South Rosalind Avenue, 2nd Floor
Reply To: Post Office Box 1393
Orlando, Florida 32802-1393
Telephone (407) 836-5600
FAX (407) 836-5862

February 2, 1994

Christian H. Miller, Director of Research
Lotspeich and Associates, Inc.
422 West Fairbanks Avenue, Suite 201
Winter Park, Florida 32789

SUBJECT: Conservation Area Determination for Cassis Site in
Section 31, Township 24 and Range 27
(Application #93-42)

Dear Mr. Miller:

Per our discussion, the Conservation Area Determination for the
above referenced project site has been amended as follows:

<u>Wetland #</u>	<u>Class</u>	<u>Remarks</u>
6	*	Manmade cattle watering hole

* Non-jurisdictional

The Conservation Area Determination classifications for wetland #1
through #5 remain as stated in the letter dated January 19, 1994
from our office.

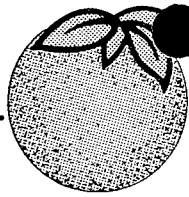
If you should have any questions concerning this review, please do
not hesitate to contact Lisa Bryer, AICP, Senior Planner, of this
office.

Sincerely,

David C. Heath, AICP
Planning Manager

DCH/LWB/ljd

cc: Rick Baird, Environmental Coordinator, Environmental
Protection Department



Planning Department
 David C. Heath, AICP, Manager
 201 South Rosalind Avenue, 2nd Floor
 Reply To: Post Office Box 1393
 Orlando, Florida 32802-1393
 Telephone (407) 836-5600
 FAX (407) 836-5862

January 19, 1994

Christian H. Miller, Director of Research
 Lotspeich and Associates, Inc.
 422 West Fairbanks Avenue, Suite 201
 Winter Park, Florida 32789

SUBJECT: Conservation Area Determination for Cassis Site in
 Section 31, Township 24 and Range 27
 (Application #93-42)

Dear Mr. Miller:

Per a field investigation on December 10, 1993 with staff from this department and based on the "Orange County Conservation Ordinance", Orange County Code Chapter 15, Article X, a Conservation Area Determination has been performed for the above referenced property.

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

<u>Wetland #</u>	<u>Class</u>	<u>Remarks</u>
1	I	Bay Swamp south of Bali Boulevard
2	III	Isolated shrub wetland on east property boundary
3	III	Isolated shrub wetland
4a, b, and c	III	Isolated shrub/forested wetland
5	I	Mixed forested wetland associated with Lakes Mudd, Grass and Heron
6	III	Isolated forested wetland

The Planning Department has received your blueline survey, dated "Received December 27, 1993," which delineates the extent of Orange County Conservation Area on the above referenced property. The survey accurately depicts the jurisdictional wetland boundary agreed upon by the Planning Department during the site inspection.

Attached is a copy of the survey depicting the wetland Class designations found on site by wetland number. Within 15 days of receipt of this letter if you agree in writing with the Class designations, then this determination is binding. Should the determination not become binding, then future development of the property may be subject to current regulations, including additional fees.

Prior to any development approvals, three (3) copies of a certified survey depicting the location and extent of the Conservation Areas

on the project site based on flagging of the boundaries as approved by Orange County should be submitted to the Orange County Planning Department for review and approval. One copy will be signed and returned for your files. The flagged locations must be mathematically tied to established control points, describing the bounds by bearing and distance. Total wetland acreage (on-site) and acreage per individual Conservation Area must be noted on the survey.

If this survey is not submitted within 90 days of the Conservation Area Determination, an additional fee will be required for Planning Staff to reinspect the wetland boundary.

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 do not hesitate to contact Lisa Bryer, AICP, Senior Planner, of this office.

Sincerely,



David C. Heath, AICP
Planning Manager

DCH/LWB/ljd

Attachment

cc: Rick Baird, Environmental Coordinator, Environmental
Protection Department



Lotspeich and Associates, Inc.
ECOLOGICAL CONSULTANTS

22 December 1993
L&A Job No.9127.22
L&A Doc: \CRHD\9127L22.ltr

Lisa Bryer
Orange County Planning Department
Post Office Box 1393
Orlando, Florida 32802

RECEIVED

DEC 27 1993

ORANGE COUNTY
PLANNING DEPARTMENT

RE: Cassis Site
Conservation Area Determination
± 75.99 Acres
in Section 31, Township 24 South, Range 27 East
Orange County, Florida

Dear Ms. Bryer:

Pursuant to our conversation, please find enclosed 3 copies of the survey of Conservation Area Determination as accomplished by your team on 9 December 1993.

Please do not hesitate to contact me if you have further questions or require additional information. Thank you for your time and attention to this project.

Sincerely,

LOTSPEICH AND ASSOCIATES, INC.

Christian H. Miller
Director of Research

CHM/CLR/mr
(Enclosures)

cc: P. Suzanne Sole; SDI
Carol S. Lotspeich; L&A
Ann Hague; L&A

RECEIVED

OCT 28 1983

CONSERVATION AREA DETERMINATION APPLICATION

Office Use Only
Fee: 646 Application # 95-12
ORANGE CO. PLANNING DEPARTMENT

Property Owner:
Name: C.N. Cassis, Cegen & Delmar Florida Corps.
Address: 2442 Merrick Road, Bellmore, N.Y. 11710
Phone # (516) 783-7777 day _____ night _____

Applicant:*
Name: Lotspeich and Associates, Inc.
Address: P.O. Box 12, Winter Park, FL 32790
Phone # 740-8482 day _____ N/A _____ night _____

* A letter of authorization from the property owner of record is required if the applicant is not the property owner.

Location of Property:
Section: 31 Township: 24S Range: 27E
Street Address: _____
see Location Map

Legal Description:
see attached

Submittal Requirements:

NOTE: Photocopies of aerial photographs or USGS quadrangle maps will not be accepted. All submittals shall have the property/project boundaries delineated.

- | | |
|---|----------|
| | Attached |
| 1. (2) Aerial photographs (MINIMUM SCALE 1" = 300') | (X) |
| 2. Soil type and boundaries per SCS | (X) |
| 3. USGS 7.5' quadrangle maps | (X) |
| 4. Property boundary survey or tax map | () |
| 5. Vegetation map using Level III FLUCCS* | (X) |
| 6. Information derived from most current County Conservation Maps (if applicable) | () |

* Florida Land Use and Cover Classification System. 1976. Florida Department of Community Affairs.

Existing Uses on the Property:

Proposed Uses on the Property:
currently fallow; a piton has been used as a borrow pit

Additional Information:
Preliminary studies are being conducted to determine future usage

I hereby certify, to the extent of my knowledge, that the above information provided is true and correct.

Christina Miller
Applicant or Property Owner Signature

Office Use Only
Reviewer: _____ Date Received: _____
Additional Information Requested: _____ yes/no _____
Date of Complete Application: _____
Date of Site Visit: _____
Date of Issuance of Determination Letter: _____

RECEIPT FOR PAYMENT

Board of County Commissioners

Department Planning Date 10/28/93

Received From C. N. Cassis

Amount \$ 646.00

Address _____

Org/Fund 3100/011

For Conservation Area Determination

Account No. 4355

4-12 (3/87)

(Latspeich & Assoc.)

Orange  County

CASH CHECK/MO NO. 3373

OTHER _____

RECEIVED BY Joeye Bayett

114333

RECEIVED
OCT 28 1993
ORANGE COUNTY
PLANNING DEPARTMENT

w



Lotspeich and Associates, Inc.
ECOLOGICAL CONSULTANTS

27 October 1993
L&A Job No. 9127.25
L&A Doc:/AHHD/9127I24.LTR

Mr. John Smoger
Orange County Planning Department
P. O. Box 1393
Orlando, Florida

Re: Cassis Site
± 75.99 Acres
in Section 31, Township 24S, Range 27E
Orange County, Florida

**Subject: Orange County Planning Department –
Conservation Area Determination**

RECEIVED
OCT 28 1993
ORANGE COUNTY
PLANNING DEPARTMENT

Dear John:

Lotspeich and Associates, Inc. as agent for Cegan & Delmar Florida Corps is requesting an Orange County Conservation Determination for wetlands within the aforereferenced site. Pursuant to our conservation with you we would like to schedule a field review for that purpose. We anticipate a 6 hour field and will meet you at the intersection of SR 545 and US 192.

A completed application for this determination is attached. The application includes:

- 1) Orange County aerial photograph of site with delimited property boundary, scale 1"=300' (2 copies);
- 2) Color aerial photograph of site delimited with property boundary, not to scale;
- 3) SCS soil survey of site and legend with delimited property boundary, scale 1:20,000;
- 4) USGS Topographic Survey Quad: Lake Louisa SW, FL, including delimited property boundary, scale 1:24,000;
- 5) National Wetlands Inventory Wetland Survey Map: Lake Louisa SW, FL, including delimited property boundary, scale 1:24,000;

422 West Fairbanks Avenue, Suite 201, Winter Park, Florida 32789 (407)740-8482 FAX (407) 645-1305

Carol S. Lotspeich, *President*; Harvey A. Miller, Ph.D.; William E. Carlie, Jr.; Karl G. Lotspeich; Christian H. Miller;
Carolyn R. Schultz; Renee L. Thomas, M.S.



Mr. John Smoger

Cassis Site

L&A Doc:/AHHD/9127124.ltr

27 October 1993

Page 2

- 6) Vegetation map of site following the Florida Land Use, Cover and Forms Classification System, Level III;
- 7) Letter of authorization to act as agent for property owner Cegan & Delmar Florida Corps; and
- 8) Check to cover Conservation Area Determination Fee.

The review field of the previously flagged United States Army Corps of Engineers Jurisdictional Wetland Limits was accomplished on 8 September 1993. A binding determination to establish the wetland limits of "waters of the state" has been scheduled with the Florida Department of Environmental Protection for 5-7 October 1993.

Do not hesitate to contact me if you have any questions or require additional information. I appreciate your quick response to the determination request.

Sincerely,
LOTSPEICH AND ASSOCIATES, INC.

Christian H. Miller
Director of Research

CHM/ah
Attachments (9)

cc: Suzanne Sole; Sole Design
Carol S. Lotspeich; L&A

EGAN & DELMAR FLORIDA CORP.
2442 MERRICK ROAD, BELLMORE, N.Y. 11710

23 September 1993

Mr. John Smoger
Orange County Planning Department
P. O. Box 1393
Orlando, Florida 32802

Re: Cegen & Delmar Florida Corps (C. N. Cassis)
Conservation Area Determination
±75.99 Acres
in Section 31, Township 24 South, Range 27 East
Orange County, Florida

Dear Mr. Smoger:

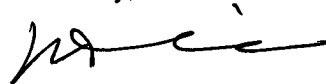
Be advised by way of this letter that Lotspeich and Associates, Inc., as subconsultant to Sole Design, Inc., has been retained by Cegan & Delmar Florida Corps as agent for environmental permitting issues with respect to the aforementioned property. Cegen & Delmar Florida Corps is the legal owner of the said property.

NAME: C. N. CASSIS
FIRM: CEGEN & DELMAR FLORIDA CORPS.
ADDRESS: 2442 MERRICK ROAD, BELLMORE, N.Y. 11710
TELEPHONE: (516) 783-7777

Representatives of the Orange County Planning Department are authorized by way of this letter to enter upon the referenced property for the purpose of determining the Conservation Class of Wetlands within the site.

Please contact Mr. Christian H. Miller, Lotspeich and Associates, Inc. at (407) 740-8482 if you require additional information.

Sincerely,



Nicholas Cassis
Partner

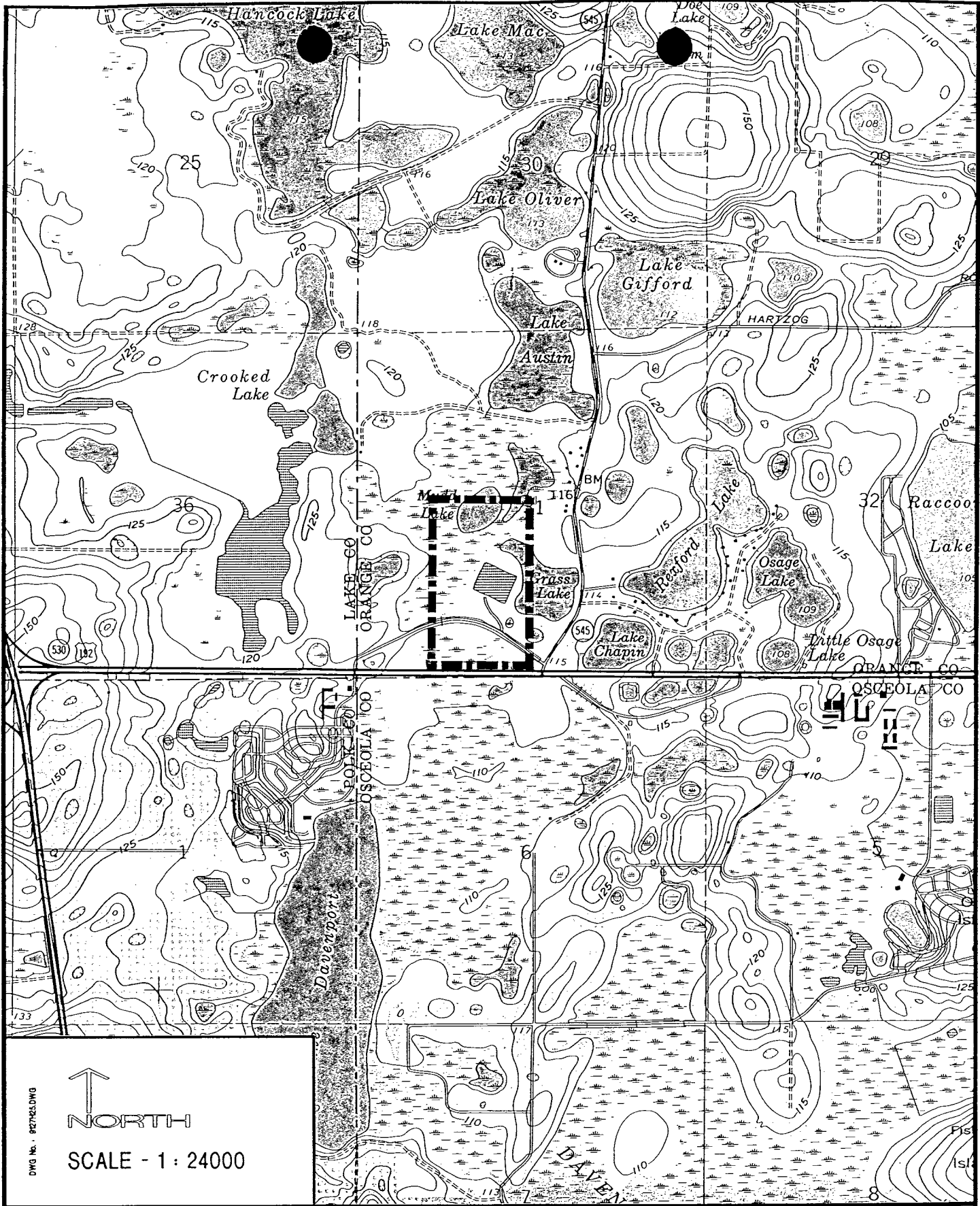
Signed and sealed before me this

20 day of October, 1993

Enc. C.N.C. Check# _____ - \$646.00


cc: Christian H. Miller; Lotspeich & Associates, Inc.
P. Suzanne Sole; Sole Design, Inc.





Cassis Site
 +/-72 acres in Section 31, Township 24S, Range 27E
 Orange County, Florida

U.S.G.S. Topographic Survey Map
 Lake Louisa SW, FL Quad.
 1956, photorevised 1980

 **Lotspeich and Associates, Inc.**

Mapped by : JFT
 Drawn By : JFT

Job No. : 9336.33

Date : 25 Aug. 1993

Figure 2

Soil Legend

Orange County

U.S. Department of Agriculture
Soil Conservation Service

1		Arents
2		Archbold fine sand, 0 to 5 percent slopes
3	†*@	Basinger fine sand, depressional
4		Candler fine sand, 0 to 5 percent slopes
5		Candler fine sand, 5 to 12 percent slopes
6		Candler-Apopka fine sands, 5 to 12 percent slopes
7		Candler-Urban land complex, 0 to 5 percent slopes
8		Candler-Urban land complex, 5 to 12 percent slopes
9	†*@	Canova muck
10	†*@	Chobee fine sandy loam, frequently flooded
11	†*@	Floridana and Chobee soils, frequently flooded
12	†*@	Emeralda and Holopaw fine sands, frequently flooded
13	†*	Felda fine sand
14	†*@	Felda fine sand, occasionally flooded
15	†*@	Felda fine sand, frequently flooded
16	†*@	Floridana fine sand, frequently flooded
17	†*@	Floridana mucky fine sand, depressional
18	†*@	Gator muck
19	†*@	Hontoon muck
20	†	Immokalee fine sand
21		Lake fine sand, 0 to 5 percent slopes
22		Lochloosa fine sand
23	†#	Malabar fine sand
24		Millhopper-Urban land complex, 0 to 5 percent slopes
25	†*@	Okeelanta muck
26	†	Ona fine sand
27		Ona-Urban land complex
28		Florahome fine sand, 0 to 5 percent slopes
29		Florahome-Urban land complex, 0 to 5 percent slopes
30	†*	Pineda fine sand
31	†*@	Pineda fine sand, frequently flooded
32	†	Pinellas fine sand
33		Pits
34		Pomello fine sand, 0 to 5 percent slopes
35		Pomello-Urban land complex, 0 to 5 percent slopes
36	†*	Pompano fine sand
37	†	St. Johns fine sand
38		St. Lucie fine sand, 0 to 5 percent slopes
39		St. Lucie-Urban land complex, 0 to 5 percent slopes
40	†*@	Samsula muck
41	†*@	Samsula,-Hontoon-Basinger association, depressional
42	†*@	Sanibel muck
43		Seffner fine sand
44	†	Smyrna fine sand
45		Smyrna-Urban land complex
46		Tavares fine sand, 0 to 5 percent slopes
47		Tavares-Millhopper fine sands, 0 to 5 percent slopes
48		Tavares-Urban land complex, 0 to 5 percent slopes
49	†*@	Terra Ceia muck
50		Urban land
51	†	Wabasso fine sand
52		Wabasso-Urban land complex
53	†*@	Wauberg fine sand
54		Zolfo fine sand
55		Zolfo-Urban land complex

† Denotes hydric soils (U.S. Army Corps of Engineers)

* Denotes hydric soils (Florida Association of Professional Soil Classifiers)

Denotes hydric soils in part (Florida Association of Professional Soil Classifiers)

@ Denotes hydric soils (St. Johns River Water Management District)

NATIONAL WETLANDS INVENTORY

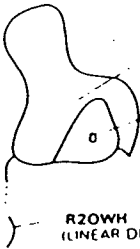
UNITED STATES DEPARTMENT OF THE INTERIOR



U.S. DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Prepared by National Wetlands Inventory
1987

SYMBOLGY EXAMPLE



M - MARINE

1 - SUBTIDAL

- RB - ROCK BOTTOM
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- AB - AQUATIC BED
1 Algal
2 Rooded Vascular
3 Unknown Submergent

- RF - REEF
1 Coral
2 Worm

- OW - OPEN WATER/ Unknown Bottom

2 - INTERTIDAL

- AB - AQUATIC BED
1 Algal
2 Rooded Vascular
3 Unknown Submergent

- RF - REEF
1 Coral
2 Worm

- RS - ROCKY SHORE
1 Bedrock
2 Rubble

- US - UNCONSOLIDATED SHORE
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

R - RIVERINE

1 - TIDAL

- RB - ROCK
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- SB - STREAMBED
1 Bedrock
2 Rubble
3 Cobble Gravel
4 Sand
5 Mud
6 Organic
7 Vegetated

- AB - AQUATIC BED
1 Algal
2 Aquatic Moss
3 Rooded Vascular
4 Floating Vascular
5 Unknown Submergent
6 Unknown Surface

- RS - ROCKY SHORE
1 Bedrock
2 Rubble

- US - UNCONSOLIDATED SHORE
1 Cobble Gravel
2 Sand
3 Mud
4 Organic
5 Vegetated

- EM - EMERGENT
1 Nonperennial

- OW - OPEN WATER/ Unknown Bottom

*STREAMBED is limited to TIDAL and INTERMITTENT SUBSYSTEMS and comprises the only CLASS in the INTERMITTENT SUBSYSTEM
*EMERGENT is limited to TIDAL and LOWER PERENNIAL SUBSYSTEMS. The remaining CLASSES are found in all SUBSYSTEMS

P - PALUSTRINE

- RB - ROCK BOTTOM
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- AB - AQUATIC BED
1 Algal
2 Aquatic Moss
3 Rooded Vascular
4 Floating Vascular
5 Unknown Submergent
6 Unknown Surface

- US - UNCONSOLIDATED SHORE
1 Cobble Gravel
2 Sand
3 Mud
4 Organic
5 Vegetated

- MOSS - MOSS

- EM - EMERGENT
1 Perennial
2 Nonperennial

- SS - SCRLB SHRUB
1 Broad Leaved Deciduous
2 Broad Leaved Deciduous
3 Broad Leaved Deciduous
4 Broad Leaved Evergreen
5 Dead
6 Deciduous Evergreen
7 Evergreen

- FO - FORESTED
1 Broad Leaved Deciduous
2 Broad Leaved Deciduous
3 Broad Leaved Deciduous
4 Broad Leaved Evergreen
5 Dead
6 Deciduous Evergreen
7 Evergreen

- OW - OPEN WATER/ Unknown Bottom

E - ESTUARINE

1 - SUBTIDAL

- RB - ROCK BOTTOM
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- AB - AQUATIC BED
1 Algal
2 Rooded Vascular
3 Unknown Submergent
4 Unknown Surface

- RF - REEF
2 Mollusc
3 Worm

- OW - OPEN WATER/ Unknown Bottom

- AB - AQUATIC BED
1 Algal
2 Rooded Vascular
3 Unknown Submergent
4 Unknown Surface

- RF - REEF
2 Mollusc
3 Worm

- SB - STREAMBED
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- RS - ROCKY SHORE
1 Bedrock
2 Rubble

- US - UNCONSOLIDATED SHORE
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- EM - EMERGENT
1 Perennial
2 Nonperennial

- SS - SCRLB SHRUB
1 Broad Leaved Deciduous
2 Broad Leaved Deciduous
3 Broad Leaved Deciduous
4 Broad Leaved Evergreen
5 Dead
6 Deciduous Evergreen
7 Evergreen

- FO - FORESTED
1 Broad Leaved Deciduous
2 Broad Leaved Deciduous
3 Broad Leaved Deciduous
4 Broad Leaved Evergreen
5 Dead
6 Deciduous Evergreen
7 Evergreen

L - LACUSTRINE

1 - LIMNETIC

- RB - ROCK BOTTOM
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- AB - AQUATIC BED
1 Algal
2 Aquatic Moss
3 Rooded Vascular
4 Floating Vascular
5 Unknown Submergent
6 Unknown Surface

- OW - OPEN WATER/ Unknown Bottom

- RB - ROCK BOTTOM
1 Bedrock
2 Rubble

- UB - UNCONSOLIDATED BOTTOM
1 Cobble Gravel
2 Sand
3 Mud
4 Organic

- AB - AQUATIC BED
1 Algal
2 Aquatic Moss
3 Rooded Vascular
4 Floating Vascular
5 Unknown Submergent
6 Unknown Surface

- RS - ROCKY SHORE
1 Bedrock
2 Rubble

- US - UNCONSOLIDATED SHORE
1 Cobble Gravel
2 Sand
3 Mud
4 Organic
5 Vegetated

- EM - EMERGENT
2 Nonperennial

- OW - OPEN WATER/ Unknown Bottom

MODIFIERS

In order to more adequately describe wetland and deepwater habitats one or more of the water regime, water chemistry, soil or special modifiers may be applied at the class or lower level in the hierarchy. The termed modifier may also be applied to the ecological system.

WATER REGIME		WATER CHEMISTRY			SOIL	SPECIAL MODIFIERS													
<p>Non-Tidal</p> <p>A. Temporally Flooded B. Saturated C. Seasonally Flooded D. Seasonally Flooded, well Drained E. Seasonally Flooded, Saturated F. Semipermanently Flooded G. Intermittently Flooded</p>		<p>Tidal</p> <p>H. Permanently Flooded I. Intermittently Flooded J. Artificially Flooded K. Regularly Flooded L. Regularly Flooded M. Regularly Flooded N. Regularly Flooded O. Regularly Flooded</p>			<p>Coastal Halinity</p> <p>1. Hypersaline 2. Euryhaline 3. Mesohaline 4. Polyhaline 5. Mesohaline 6. Oligohaline 7. Fresh</p>			<p>Inland Salinity</p> <p>8. Euryhaline 9. Mesohaline 10. Polyhaline 11. Mesohaline 12. Oligohaline 13. Fresh</p>			<p>pH Modifiers for all Fresh Water</p> <p>1. Acid 2. Alkaline</p>			<p>1. Organic 2. Mineral</p>			<p>1. Bare 2. Partially Drained 3. Drained 4. Deep Impounded 5. Artificial Substrate 6. Spill 7. Exposed</p>		

NORTH PARCEL

THAT PORTION OF THE EAST ONE-HALF OF THE
SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP
24 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, LYING NORTH OF THE PUBLIC ROAD
RIGHT-OF-WAY FOR BALI ROAD (OLD STATE ROAD
NO. 530) AS RECORDED IN OFFICIAL RECORD BOOK
845, PAGE 454, IN THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA.

CONTAINS 59.28 ACRES, MORE OR LESS.

SOUTH PARCEL

THAT PORTION OF THE EAST ONE-HALF OF THE
SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP
24 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, LYING SOUTH OF THE PUBLIC ROAD
RIGHT-OF-WAY FOR BALI ROAD (OLD STATE ROAD
NO. 530) AS RECORDED IN OFFICIAL RECORD BOOK
845, PAGE 454, AND LYING NORTH OF THE PUBLIC
ROAD RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 192
(NEW STATE ROAD NO. 530) AS RECORDED IN
OFFICIAL RECORD BOOK 1763, PAGES 272 & 273,
BOTH RECORDED IN THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.

CONTAINS 16.71 ACRES, MORE OR LESS.

RECEIVED

OCT 28 1993

ORANGE COUNTY
PLANNING DEPARTMENT

Legal Description

EXHIBIT B

LEGEND

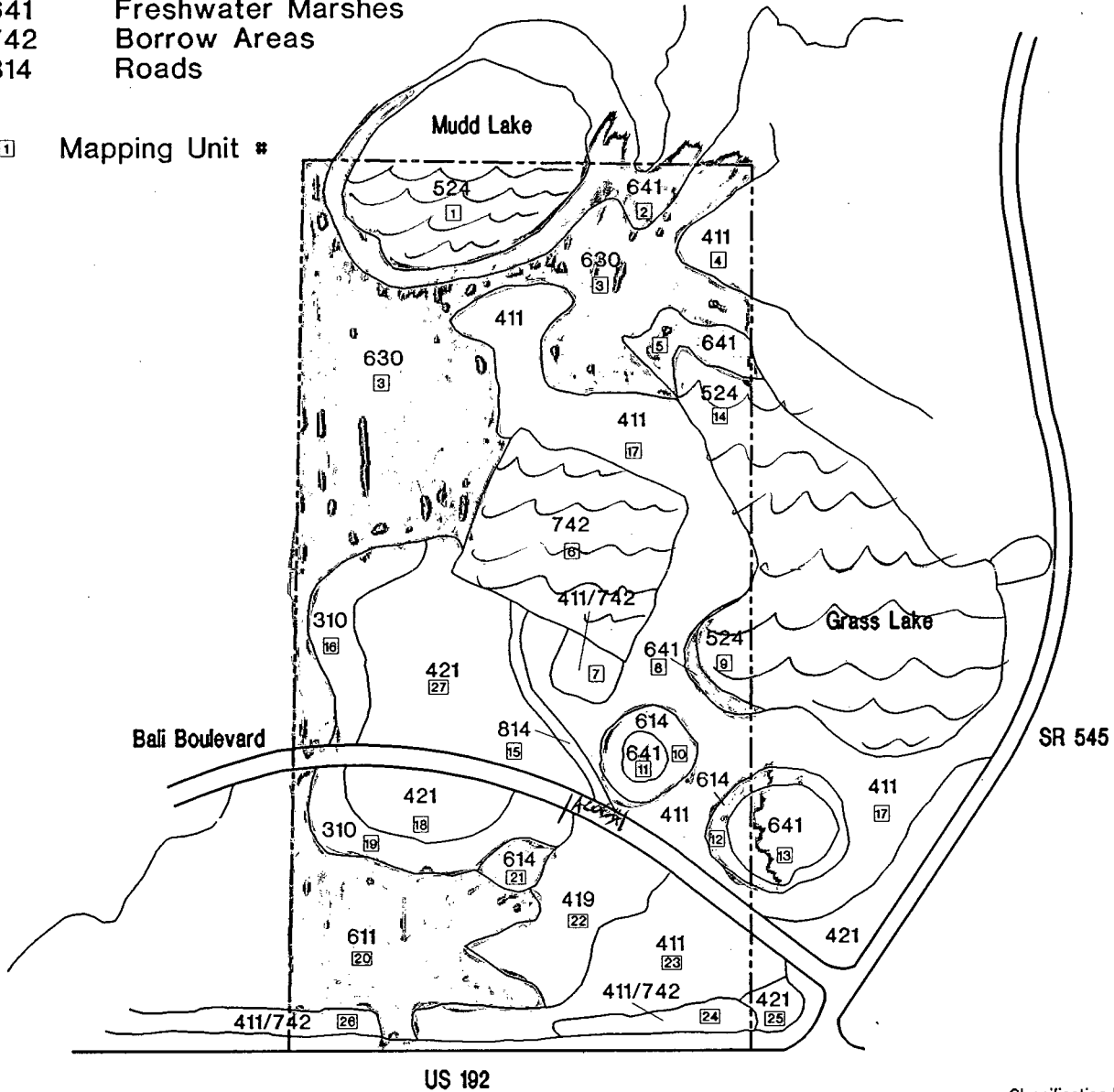
- 310 Herbaceous (exotics)
- 411 Pine Flatwoods
- 419 Other Pines
- 421 Xeric Oak
- 411/742 Pine Flatwoods/Borrow Areas
- 524 Lakes
- 611 Bay Swamps
- 614 Titi Swamps
- 630 Wetland Forested Mixed
- 641 Freshwater Marshes
- 742 Borrow Areas
- 814 Roads



Not to Scale

Boundaries shown are approximate.

□ Mapping Unit #



Classification based on Florida Land Use, Cover and Forms Classification System, Level II, 1985

Subject to verification by governmental agencies.

DWG No. - 9127HADWG

Cassis Site

+/-72 acres in Sec. 31, T. 24S, R. 27E
Orange County, Florida

Cultural and Vegetative Features Map



Lotspeich and Associates, Inc.

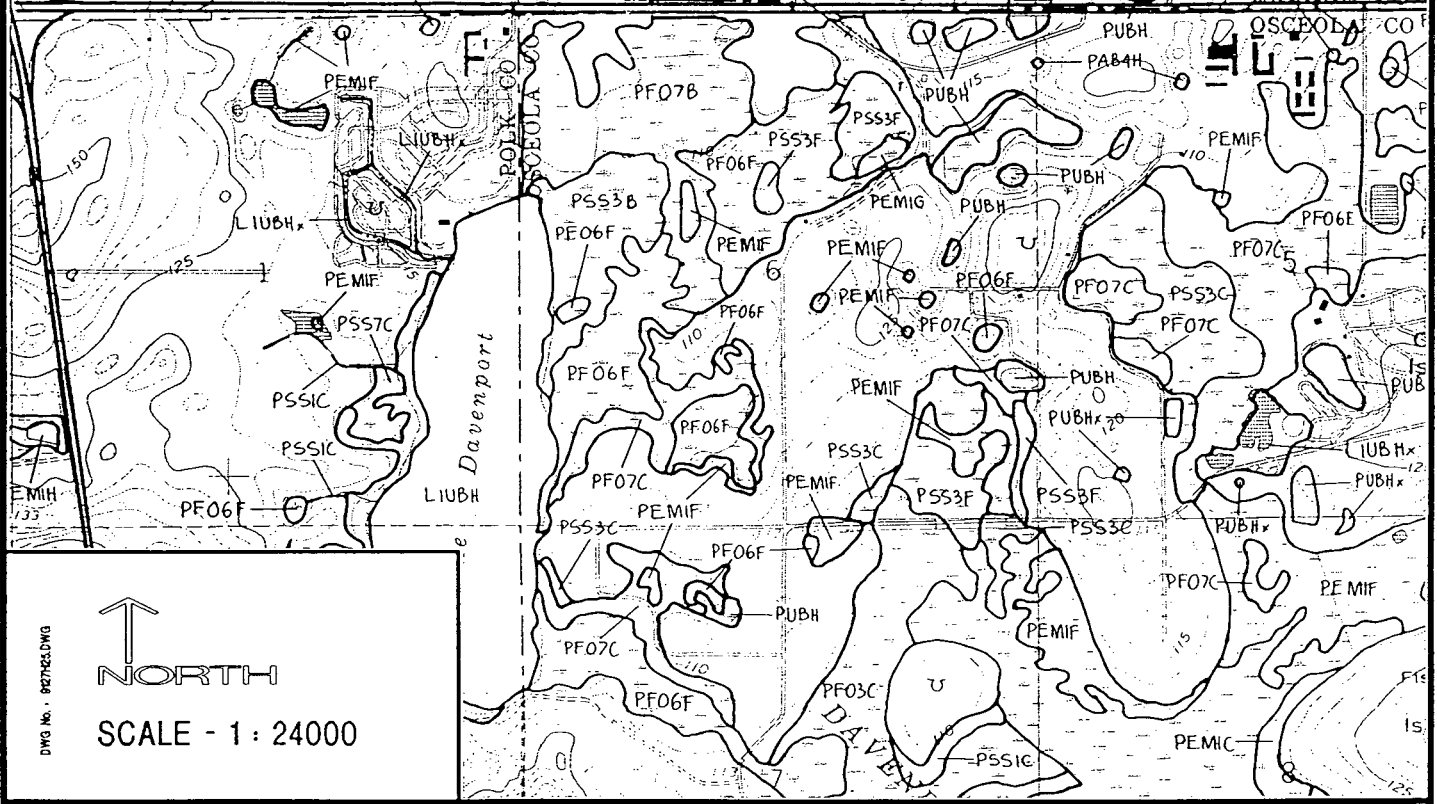
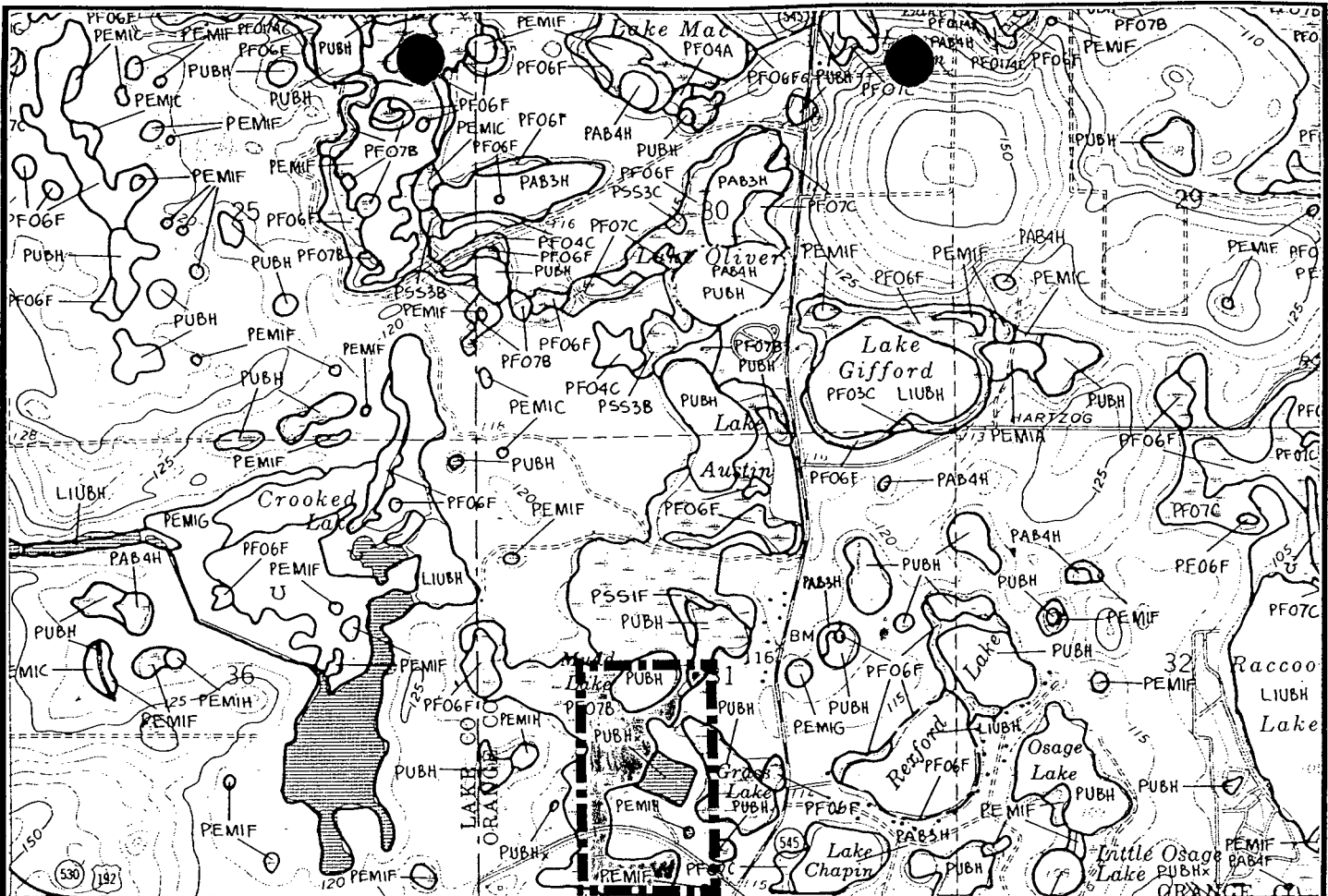
Mapped by : CHM

Drawn By : CHM

Job No. : 9127.33

Date : 26 Aug. 1993

Figure 5



DWG No. - 9336.33

↑
NORTH

SCALE - 1 : 24000

Cassis Site

±1-72 acres in Section 31, Township 24S, Range 27E
Orange County, Florida

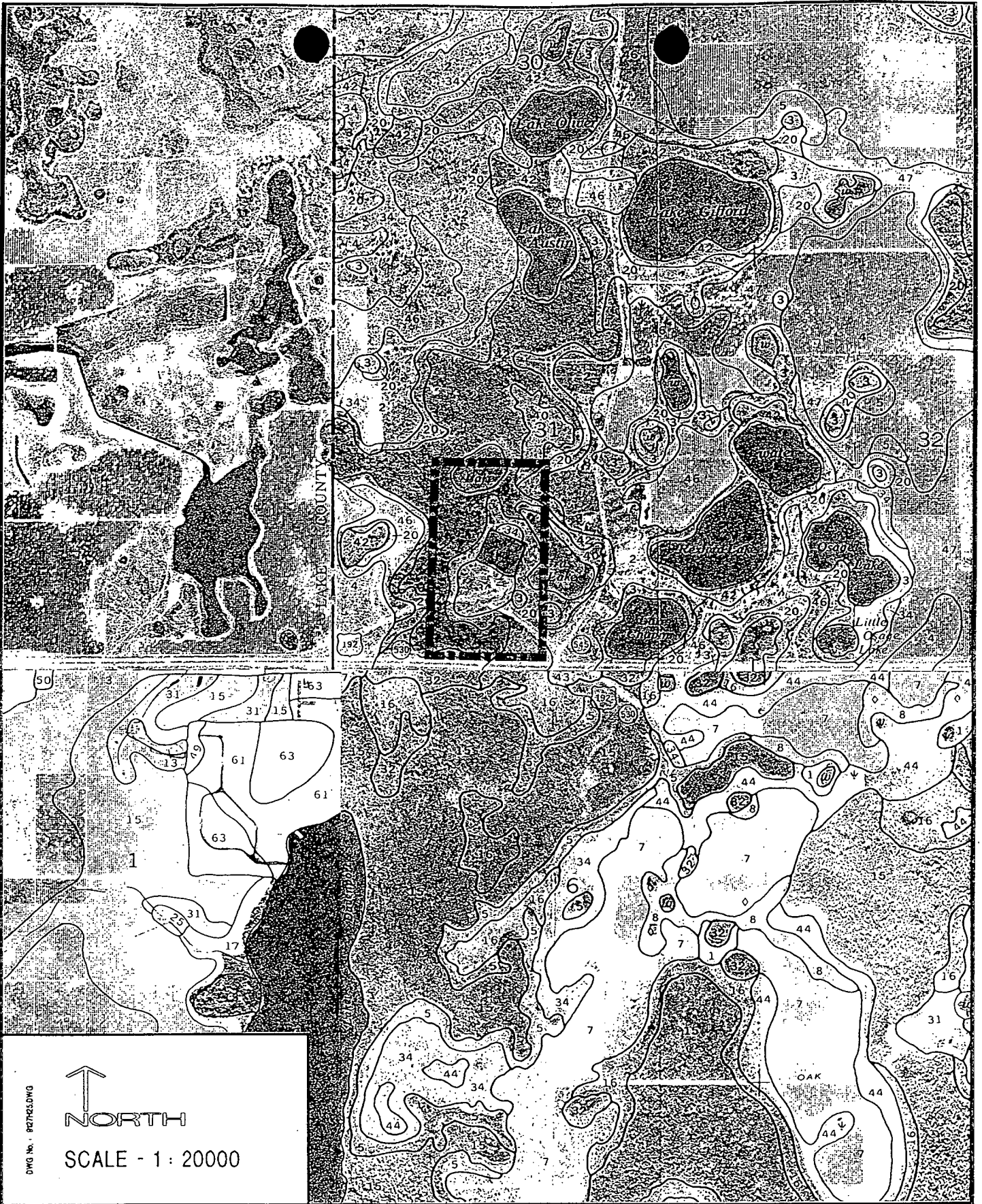
Lotspeich and Associates, Inc.

Mapped by : JFT
Drawn By : JFT

National Wetlands Inventory Map

Lake Louisa SW, FL Quad.
1988

Job No. : 9336.33 Date : 25 Aug. 1993 Figure 4




DWG No. 807732.DWG

↑
NORTH

SCALE - 1 : 20000

Cassis Site
 +/-72 acres in Section 31, Township 24S, Range 27E
 Orange County, Florida

SCS Soil Survey Map
 1989

 Lotspeich and Associates, Inc.

Mapped by - JFT
 Drawn By - JFT

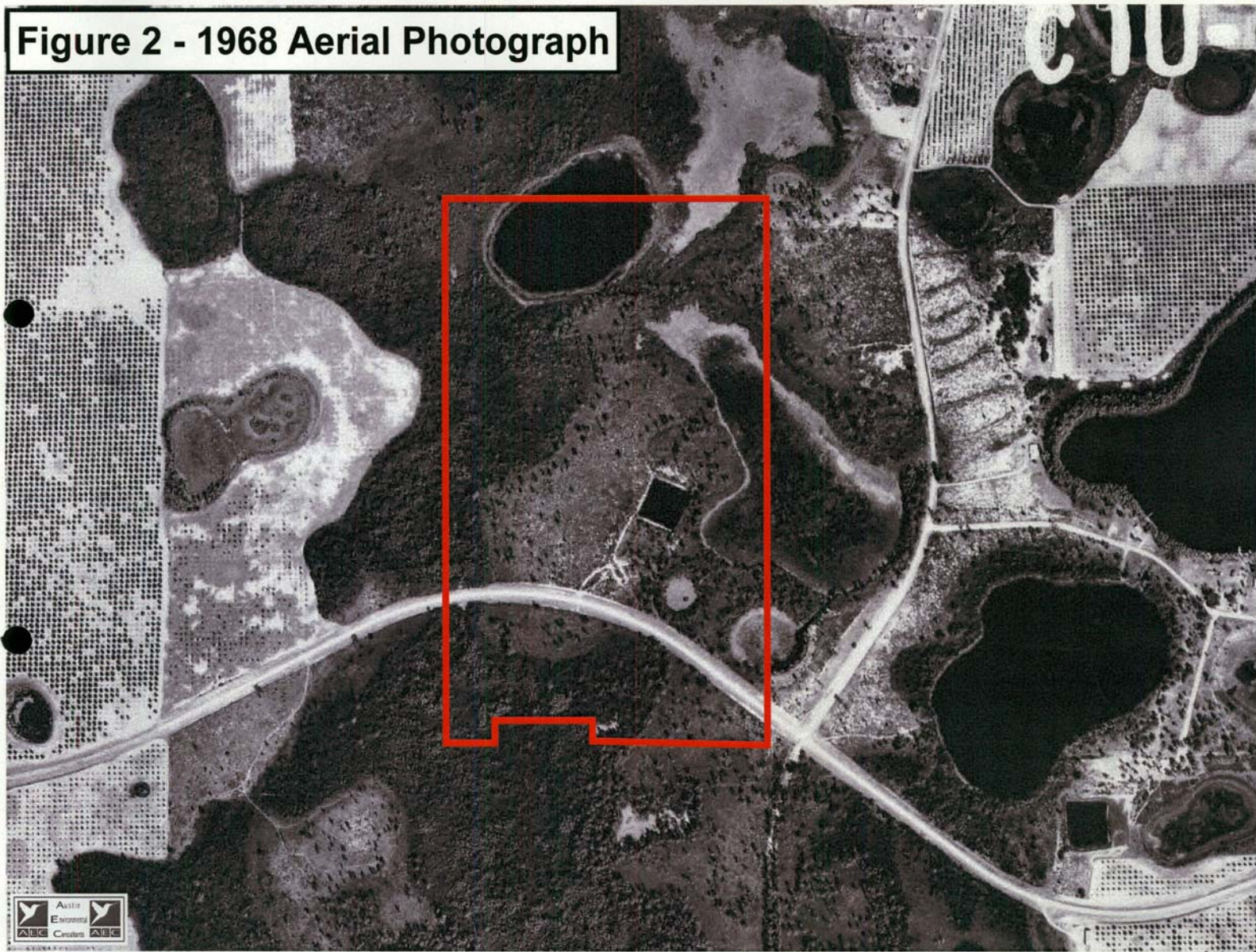
Job No. : 9336.33 Date : 25 Aug. 1993 Figure 3

FIGURES

Figure 1 - 1944 Aerial Photograph



Figure 2 - 1968 Aerial Photograph



APPENDIX I

Conservation Area Determination #93-42

Taken by: C. Curtiss



West side of north bank



East side north bank



North bank



Facing ~~west~~ north



Southbank looking east



South bank of Pond looking NW



Ditch connection facing west



ditch connect facing east

Taken by: C. Curtiss



wetland looking from ditch
Connection on west side
of pond

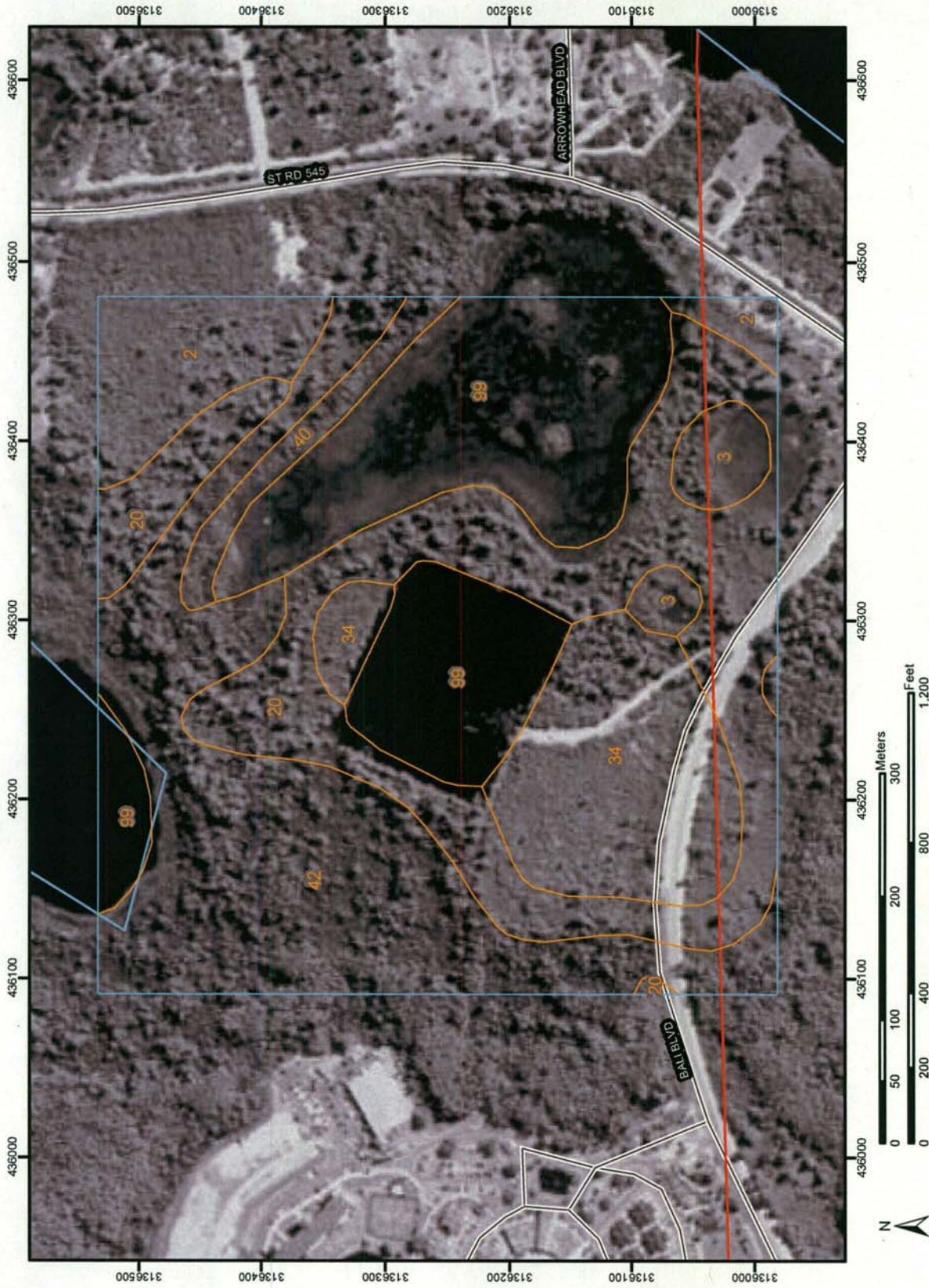
02/26/2008



where wetland & ditch
Connection meet

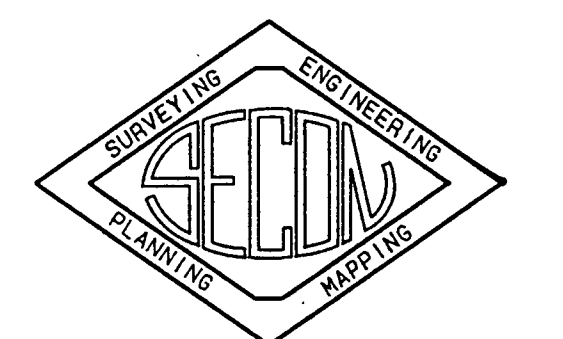
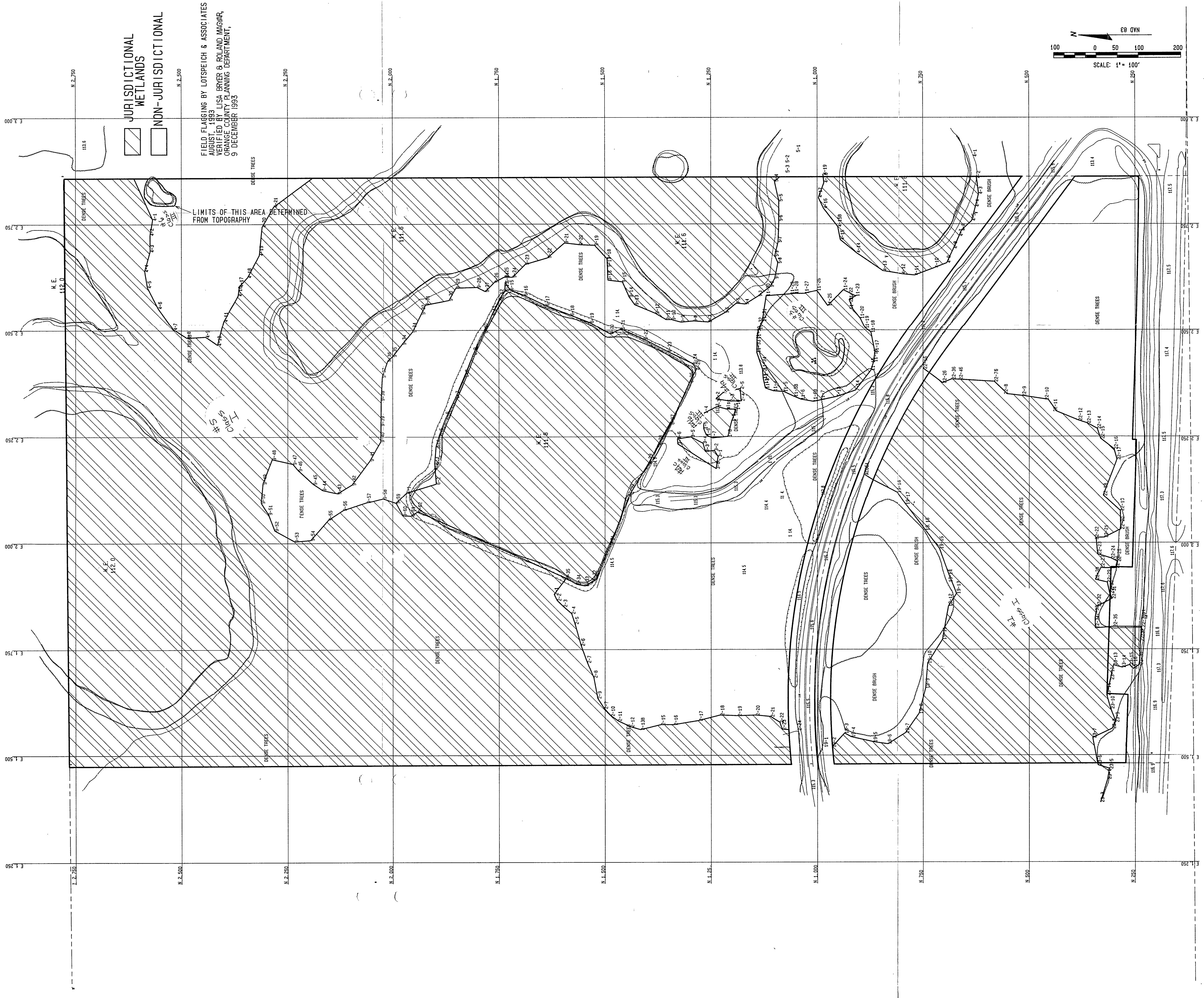
02/26/2008

Soil Map—Orange County, Florida





West bank of Pond Looking north



ENGINEERING
SURVEYING & MAPPING
PLANNING
CONSTRUCTION MANAGEMENT

SECUM ENGINEERING SCIENCES, INC.
700
EAST
WASHINGTON
STREET

ORLANDO
FLORIDA
32801
TEL
(407)648-0024
FAX
(407)648-0327

SIGN/SEAL:



RECEIVED
DEC 27 1993

ORANGE COUNTY
PLANNING DEPARTMENT

PROJECT:

ORANGE COUNTY
CONSERVATION AREA LIMITS
CASSIS DEVELOPMENT
SEC. 31, TWP 24S, RGE 27E
ORANGE COUNTY, FLORIDA

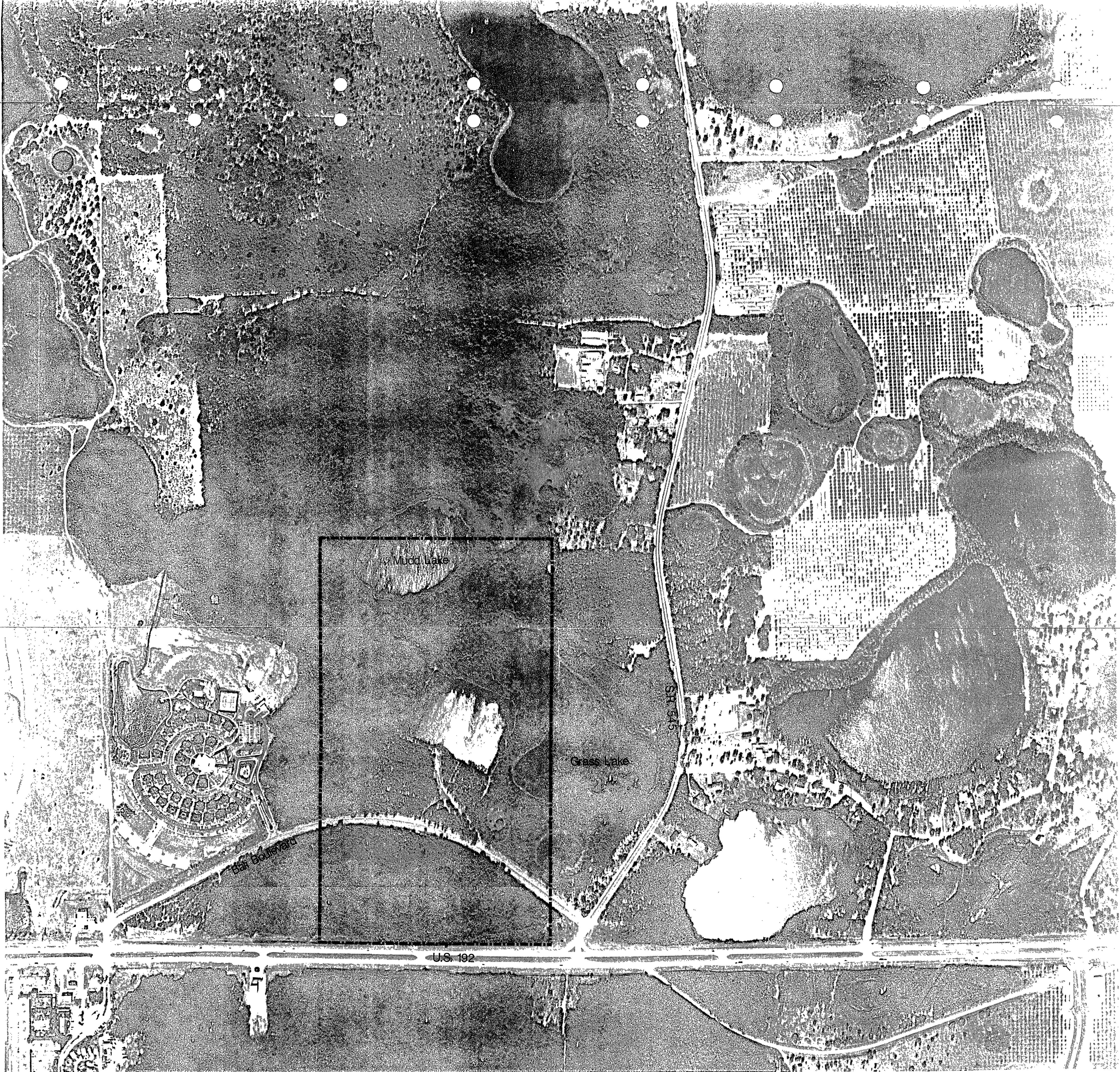
DATE: NOV. 4, 1993
DESIGNED BY: D. F. K.
CHECKED BY: R. A. H.
PROJECT NO: 93-CAS

REVISIONS:
11/16/93 CHRISTIAN H. MILLER


ISSUED FOR: FINAL LINES

SHEET: 2 OF 2



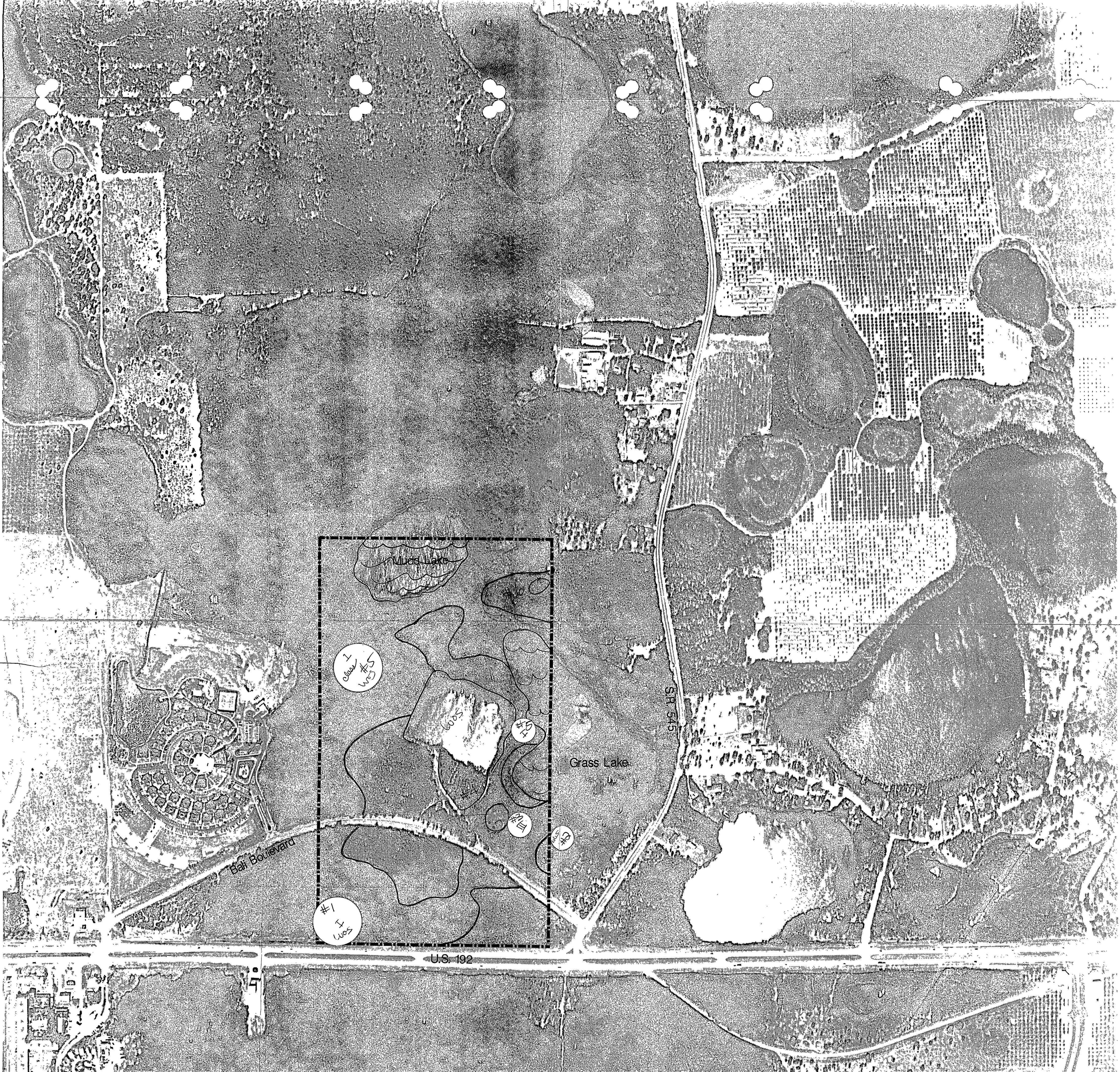


ORANGE COUNTY
FLORIDA


 Lotspeich and Associates, Inc.
ENVIRONMENTAL CONSULTANTS
&A Job No. 9127

31 24 S 27 E 23





ORANGE COUNTY
FLORIDA

 Lotspeich and Associates, Inc.
ENVIRONMENTAL CONSULTANTS
L&A Job No. 9127

31 24 S 27 E 23



Handwritten scribbles and marks at the bottom left corner.

**TRANSPORTATION FACILITIES ANALYSIS
FOR FLUM AMENDMENT**

**BALI BOULEVARD
ORANGE COUNTY, FLORIDA**



Prepared for:

KPM Franklin
1012 Emmet Street, Suite A
Kissimmee, Florida 34741

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

February 2022

Revised
April 2022

TPD № 5607

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Bali Boulevard
LOCATION: Orange County, Florida
CLIENT: KMP Franklin

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish

P.E. No.: 20400

DATE: April 5, 2022

SIGNATURE:



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Short-Term Traffic Conditions (Proposed Conditions)	
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INTRODUCTION

This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use Map (FLUM). The application pertains to a site, Parcel ID 31-24-27-0000-00-006, located on Bali Boulevard immediately to the west of Avalon Road in Orange County, Florida. The requested amendment is to change the FLUM designation from Commercial (C) with PD Zoning to Median Density Residential (MDR). **Figure 1** depicts the location of the parcel and the one-mile radius impact area. The development densities for the current and proposed FLUM are listed in **Table 1**.

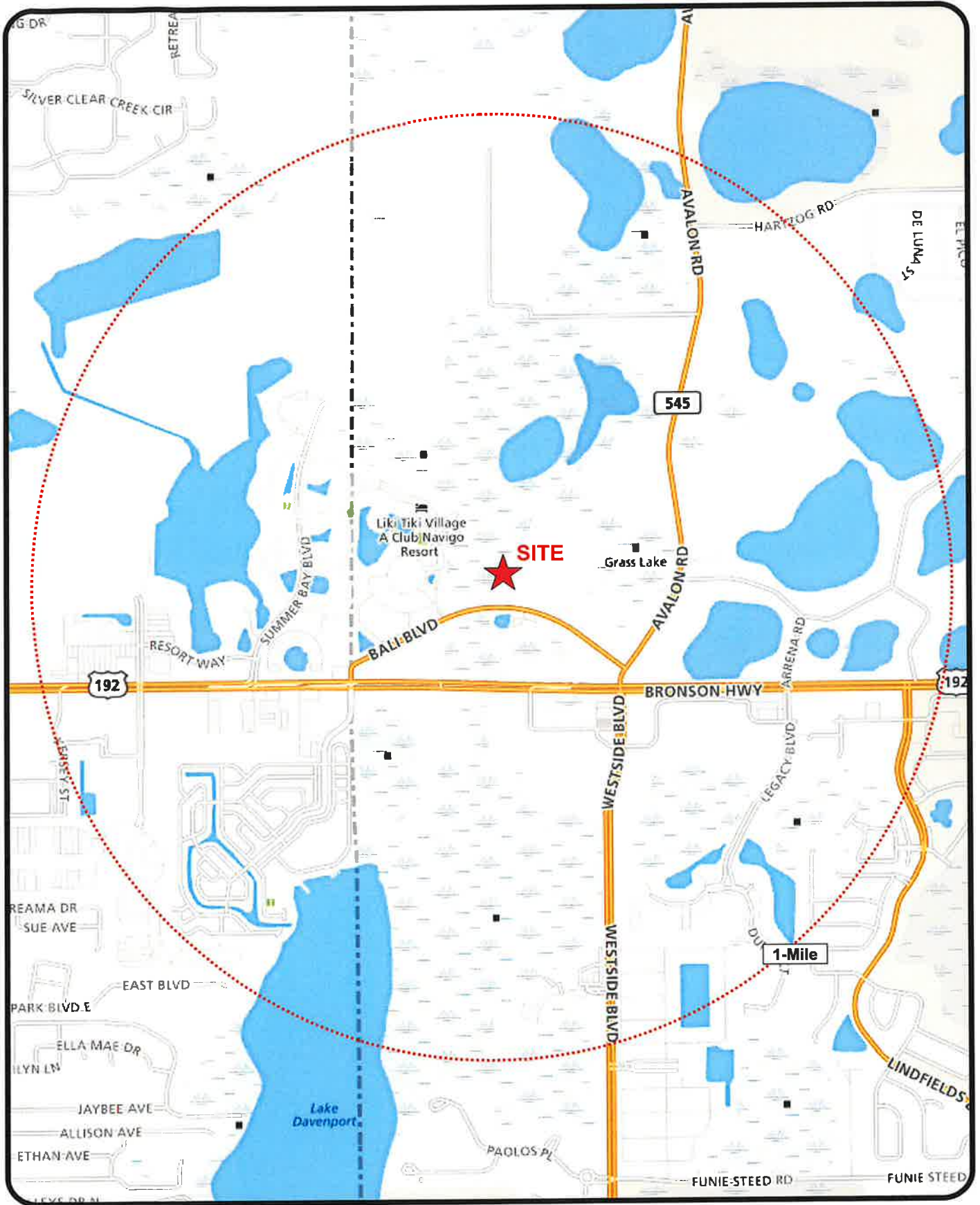
Table 1
Development Densities

Land Use Designation	Developable Acres	Density	Development Yield
Current FLUM			
Commercial with PD Zoning	19.14	PD	500 Rooms
Proposed FLUM			
Median Density Residential	19.14	20 DU/Acre	382 DU

Under the current Future Land Use designation, the maximum development allowable use on the site would be 500 hotel rooms per the PD. The maximum allowable development of the proposed Future Land Use is 382 multi-family residential units.

This Transportation Impact Study was performed in accordance with the methodology guidelines of Orange County Transportation Planning and is generally consistent with the requirements of the Comprehensive Plan.





Bali Boulevard Project
 Project № 5607
 Figure 1

Project Location Map



PROPOSED DEVELOPMENT AND TRIP GENERATION

The requested amendment to the FLUM will change the designation of the subject property from Commercial with PD Zoning which allows up to 500 hotel rooms to Median Density Residential with maximum allowable density of 20 units per acre. A comparison of the net change in the maximum allowable number of trips generated by the site was calculated as described below.

Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition* for the most intense allowable use for the existing and proposed land use designations. A summary of the trip generation is summarized in **Table 2**, which shows the daily and P.M. peak hour trips for the existing and proposed land use designations for the maximum allowable uses. The ITE trip generation graphs are provided in **Appendix A**.

**Table 2
Trip Generation Calculation**

ITE LUC	Land Use	Size	Daily Rate	Trips	P.M. Peak Hour			
					Rate	Enter	Exit	Total
Existing FLUM Maximum Allowable Development								
310	Hotel	500 Rms	7.99	3,995	0.59	150	145	295
Proposed FLUM Maximum Allowable Development								
220	Multi-Family Housing	382 DU	6.74	2,575	0.51	123	72	195
Net Change in Trips				(-) 1,420	---	(-)27	(-)73	(-)100

Notes:

1. DU = Dwelling Unit
2. The ITE Average Rates Used

From these calculations, the existing maximum allowable land use designation would generate 3,995 new daily trips and 295 new P.M. peak hour trips. The development with the proposed amendment would generate 2,575 daily trips and 195 P.M. peak hour trips. Therefore, the site's daily trip generation will decrease by 1,420 daily trips, and the total P.M. peak hour trip generation will decrease by 100 trips as a result of the proposed amendment.



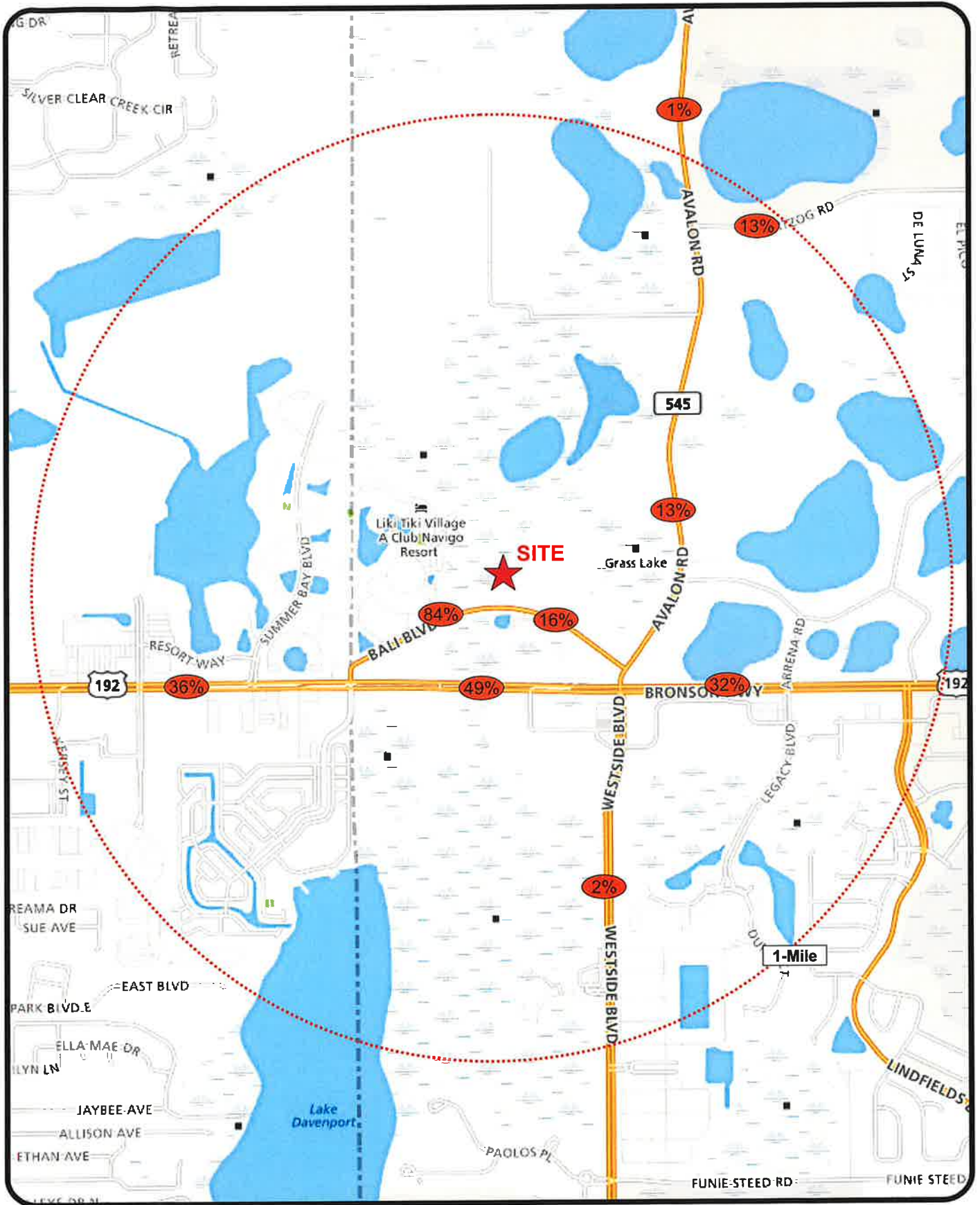
Trip Distribution

The distribution of the development generated trips was estimated using the year 2030 CFRPM model. A specific Traffic Analysis Zone (TAZ) representing the proposed development was established and a select zone analysis conducted to determine a trip distribution for the project. This distribution is shown in **Figure 2** and a plot of the model trip distribution output is provided in **Appendix B**. In cases where a particular roadway segment had more than one trip distribution percentage within the segment limits, the highest distribution percentage was used in the analysis. The project's P.M. peak hour trips were assigned to the area roadways based on this trip distribution.

Impact Area

A minimum of one-mile impact area was used as per Orange County guidelines. Since the amendment will generate less trips than the current land use, a significance test was not conducted to determine if this area would be expanded based upon 3% significance.





Bali Boulevard Project
 Project No 5607
 Figure 3

Trip Distribution Map



ANALYSIS OF STUDY ROADWAYS

The traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways, within a one-mile study radius, which were analyzed for P.M. peak hour conditions.

Existing Conditions

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted service volumes. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database. This information includes roadway segments, roadway characteristics, traffic volumes, and adopted service volumes. **Table 3** summarizes the existing conditions capacity analysis in the area. This analysis indicates that the study segments are currently operating at satisfactory Levels of Service not including the committed trips. With committed trips added, the segments of Avalon Road and US 192 would operate deficiently at LOS F. Relevant CMS data with committed trip information is include in **Appendix C**.

**Table 3
Existing Conditions (2021)**

Seg ID	Roadway Segment	Seg Lgth	Capacity Group	# of Lns	Adopt LOS	Capacity	P.M. Peak Hour		
							Existing Volume	Direction	LOS
Avalon Road									
25	US 192 to Hartzog Rd	0.98	Horizons West - Class 1	2	E	880	725	SB	C
25.2	Hartzog Rd to Western Way	1.13	Horizons West - Class 1	2	E	880	725	SB	C
Hartzog Road/Flamingo Crossings Boulevard									
178.4	Avalon Rd (CR 545) S to Western Way	2.9	Urban – Class II	2	E	800	251	EB	C
US 192/SR 530									
444	Lake County Ln to Osceola County Ln	1.96	Horizons West - Class 1	6	E	3,020	2,621	WB	D



Projected Conditions

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the short term 5-year (2027) and the long term (2040). For the short term, background traffic volumes were developed using an annual growth or vested trips. For annual growth rate, a rate of 2.35% per year obtained from the Bureau of Economic and Business Research (BECR) was used. This annual growth rate was used to develop background traffic when it produced trips higher than the committed trips. For the long term, the CFRPM 2040 model daily projections were used. The model-generated plot showing the 2040 traffic volume projected is included in **Appendix D**. The model-generated daily volumes were converted to the P.M. peak hour volumes with the use of a MOCF of 0.91 for Orange County, and Standard K (0.09) and D factors. The D factors obtained from FDOT Quality/Los Handbook were applied as follows:

Class 1 (2-Lane).....	0.55
Class 1 (4-Lane).....	0.56
Class 2 (2-Lane).....	0.565

Short-Term Traffic Conditions (Base Conditions)

An analysis was conducted for the base condition, which assumes that the FLUM is not amended. This analysis is based on the existing and committed roadway network geometry and projected traffic volumes for a 5-year projection year (2027). The total projected traffic volumes were determined by combining existing traffic with background traffic growth or committed trips, whichever was larger. The analysis is summarized for the P.M. peak hour conditions in **Table 4** and indicates that segments of US 192 and Avalon Road are projected to operate deficiently without the amendment. This is primarily due to high committed trips encumbered by the County.

Short-Term Traffic Conditions (Proposed Conditions)

This analysis is based on the existing and committed roadway network geometry and projected traffic volumes for a 5-year projection year (2027). The projected traffic volumes were determined by combining the previously determined background traffic volumes with project trips. **Table 5** summarizes the traffic conditions for this year and indicates the same roadway segments that operate deficiently under base continues will continue to operate deficiently even with the reduced volumes resulting from the decrease in trips due to the FLUM change.



Table 4
Short-Term Year (2027) Base Conditions Analysis

Seg ID	Roadway Segment	Seg Lgth	Capacity Group	# of Lns	Adopt LOS	P.M. Peak Hour				Deficient?			
						Existing Vol	Bgrnd Growth	Comm Trips	Total Bgrnd *		Dir	Cap	LOS
Avalon Road													
25	US 192 to Hartzog Rd	0.98	Horizons West - Class 1	2	E	725	85	745	1,470	SB	880	F	Y
25.2	Hartzog Rd to Western Way	1.13	Horizons West - Class 1	2	E	725	85	1,516	2,241	SB	880	F	Y
Hartzog Road/Flamingo Crossings Boulevard													
78.4	Avalon Rd (CR 545) S to Western Way	2.9	Urban - Class II	2	E	251	30	487	738	EB	800	C	N
US 192/SR 530													
444	Lake County Ln to Osceola County Ln	1.96	Horizons West - Class 1	6	E	2,621	308	483	3,104	WB	3,020	F	Y

* Total Background = Existing + higher of committed trips/background growth

Table 5
Short-Term Year (2027) Proposed Conditions Analysis

Seg ID	Roadway Segment	Seg Lgth	Capacity Group	# of Lns	Adopt LOS	P.M. Peak Hour							Deficient?	
						Existing Volume	Bgrnd Total	Project Trips		Total	Dir	Cap		LOS
								%	Volume					
Avalon Road														
25	US 192 to Hartzog Rd	0.98	Horizons West - Class 1	2	E	725	1,470	13	-4	1,466	SB	880	F	Y
25.2	Hartzog Rd to Western Way	1.13	Horizons West - Class 1	2	E	725	2,241	1	-1	2,240	SB	880	F	Y
Hartzog Road/Flamingo Crossings Boulevard														
78.4	Avalon Rd (CR 545) S to Western Way	2.9	Urban - Class II	2	E	251	738	13	-10	728	EB	800	C	N
US 192/SR 530														
444	Lake County Ln to Osceola County Ln	1.96	Horizons West - Class 1	6	E	2,621	3,104	36	-26	3,070	WB	3,020	F	Y

* Highest trips on the segment



Long-Term Traffic Conditions (Base Conditions)

An analysis was conducted for the base condition, which assumes that the FLUM is not amended. This analysis is based on the existing and committed roadway network geometry and projected traffic volumes for the long-term projection year (2040). The analysis is summarized for the P.M. peak hour conditions in **Table 6**. This table shows that only the segment of Avalon Road from US 192 to Hartzog Road would operate deficiently in 2040. Other study segments are project to operate satisfactorily.

Long-Term Traffic Conditions (Proposed Conditions)

This analysis is based on the existing and committed roadway network geometry and projected traffic volumes for the long-term projection year (2040). Projected traffic volumes were determined by combining previously determined background traffic with project trips. Since the proposed FLUM change will reduce the project trips, the total traffic volumes will be slightly less than base conditions. **Table 7** summarizes the traffic conditions for this year and indicates the same results as 2040 base conditions without the amendment. As was with base conditions, the segment of Avalon Road from US 192 to Hartzog Road is projected to de deficient in capacity.

Transportation Improvements

A Roadway Conceptual Analysis (RCA) is underway to determine and recommend improvements to CR 545 (Avalon Road) from US 192 to New Hartzog Road. This section of Avalon Road is also included in the area's LRTP needs plan project to be widened to four lanes.



**Table 6
Long-Term Year (2040) Base Conditions Analysis**

Seg ID	Roadway Segment	Seg Lgth	Capacity Group	# of Lns	Adopt LOS	2040 Volume**	P.M. Peak Hour				Deficient?		
							K	D	Bgrnd Traffic Volume *	Dir		Cap	LOS
Avalon Road													
25	US 192 to Hartzog Rd	0.98	Horizons West - Class 1	2	E	19,512	0.09	0.55	966	SB	880	F	Y
25.2	Hartzog Rd to Western Way	1.13	Horizons West - Class 1	2	E	12,038	0.09	0.55	596	SB	880	C	N
Hartzog Road/Flamingo Crossings Boulevard													
78.4	Avalon Rd (CR 545) S to Western Way	2.9	Urban - Class II	2	E	13,766	0.09	0.565	700	EB	800	D	N
US 192/SR 530													
444	Lake County Ln to Osceola County Ln	1.96	Horizons West - Class 1	6	E	56,335	0.09	0.56	2,839	WB	3,020	C	N

* MOCF of 0.91 applied

** Total Bgrnd = Existing + higher of committed trips/background growth

**Table 7
Long-Term Year (2040) Proposed Conditions Analysis**

Seg ID	Roadway Segment	Seg Lgth	Capacity Group	# of Lns	Adopt LOS	Bgrnd Traffic	P.M. Peak Hour			Deficient?			
							Project Trips %	Total*	Dir		Cap	LOS	
													Volume
Avalon Road													
25	US 192 to Hartzog Rd	0.98	Horizons West - Class 1	2	E	966	13	-4	962	SB	880	F	Y
25.2	Hartzog Rd to Western Way	1.13	Horizons West - Class 1	2	E	596	1	-1	595	SB	880	C	N
Hartzog Road/Flamingo Crossings Boulevard													
78.4	Avalon Rd (CR 545) S to Western Way	2.9	Urban - Class II	2	E	700	13	-10	690	EB	800	D	N
US 192/SR 530													
444	Lake County Ln to Osceola County Ln	1.96	Horizons West - Class 1	6	E	2,839	36	-26	2,813	WB	3,020	C	N

* Total = Existing + higher of committed trips/background growth + project trips



STUDY FINDINGS AND CONCLUSIONS

This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use Map (FLUM). The application pertains to a site, Parcel ID 31-24-27-0000-00-006, located on Bali Boulevard immediately to the west of Avalon Road in Orange County, Florida. The requested amendment is to change the FLUM designation from Commercial (C) with PD Zoning to Median Density Residential (MDR). The findings of the analysis are documented below.

- The requested amendment will decrease daily trips by 1,420 daily trips, and the P.M. peak hour trip generation will decrease by 100 P.M. peak hour trips.
- The existing conditions analysis indicated that all roadway segments within the project's one-mile impact area are currently operating within their adopted Levels of Service for the P.M. peak hour conditions.
- The projected base conditions analysis for the year 2027 indicate that the study roadway segments of Avalon Road and US 192 are projected to operate deficiently. This is due primarily to the committed trips encumbered by Orange County on their failing segments. The proposed amendment will slightly reduce the 2027 volumes, but the Levels of Service would be the same with segments of Avalon Road and US 192 failing.
- The projected base conditions analysis for the long-term analysis year 2040 indicate that the study roadway segments are projected to operate within their adopted Level of Service except for the segment of Avalon Road from US 192 to Hartzog Road. This is based upon the CFRPM generated 2040 daily volumes converted to P.M. peak hour with the use of K and D factors. With the proposed amendment, the 2040 projections would be slightly less but the LOS results would be the same as without the amendment.

APPENDICES

APPENDIX A

ITE Trip Generation Worksheets

Hotel (310)

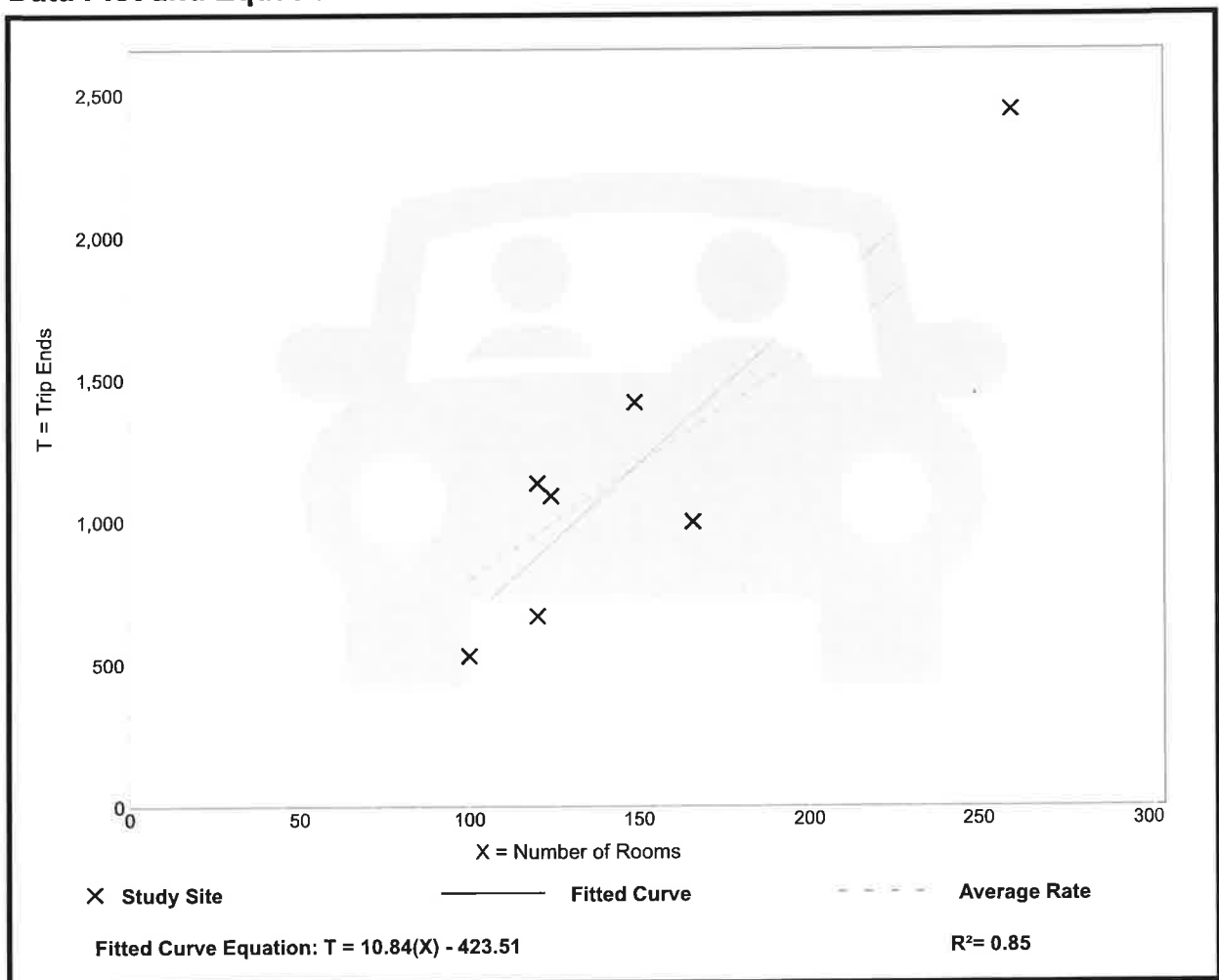
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Hotel (310)

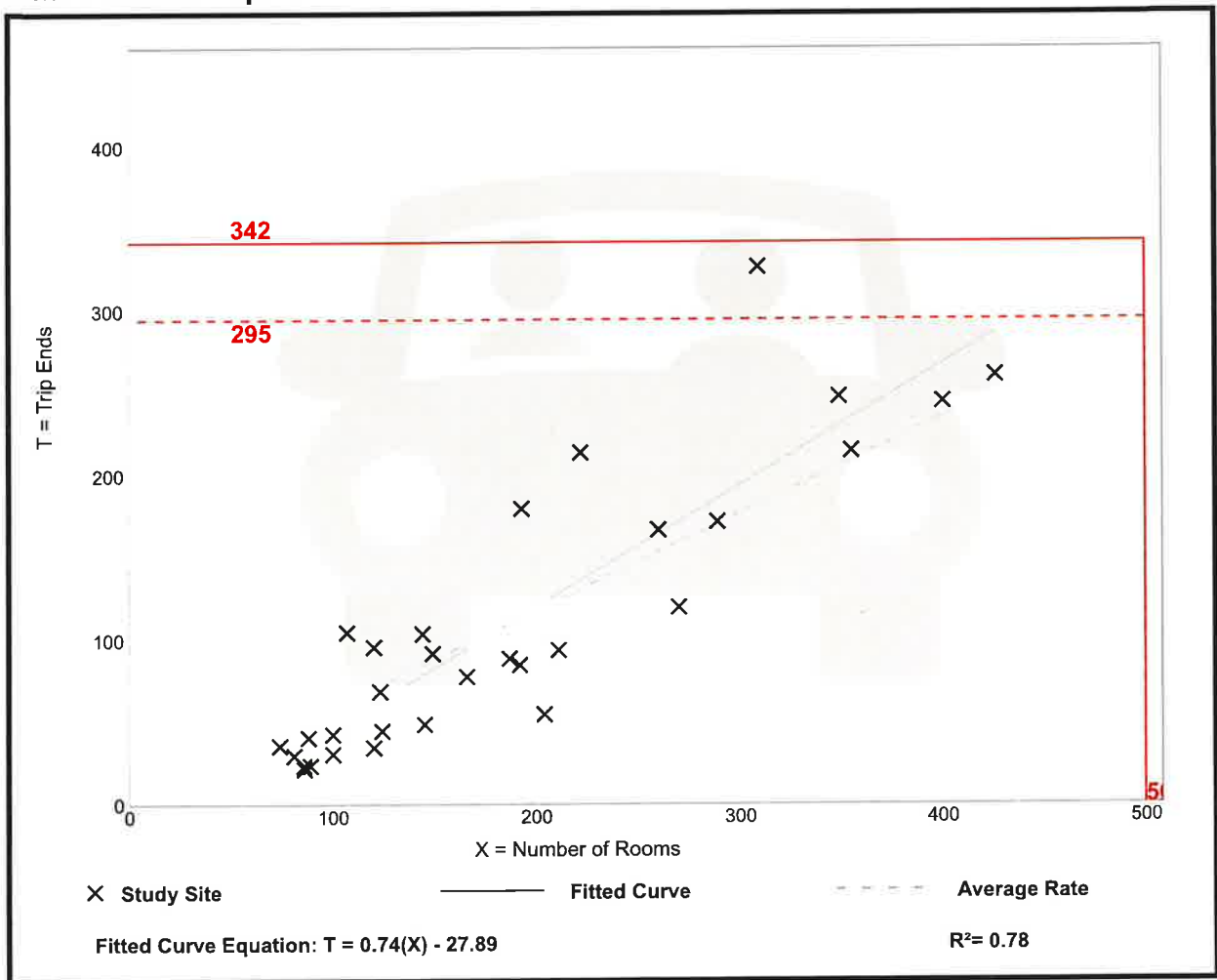
Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Rooms: 186
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

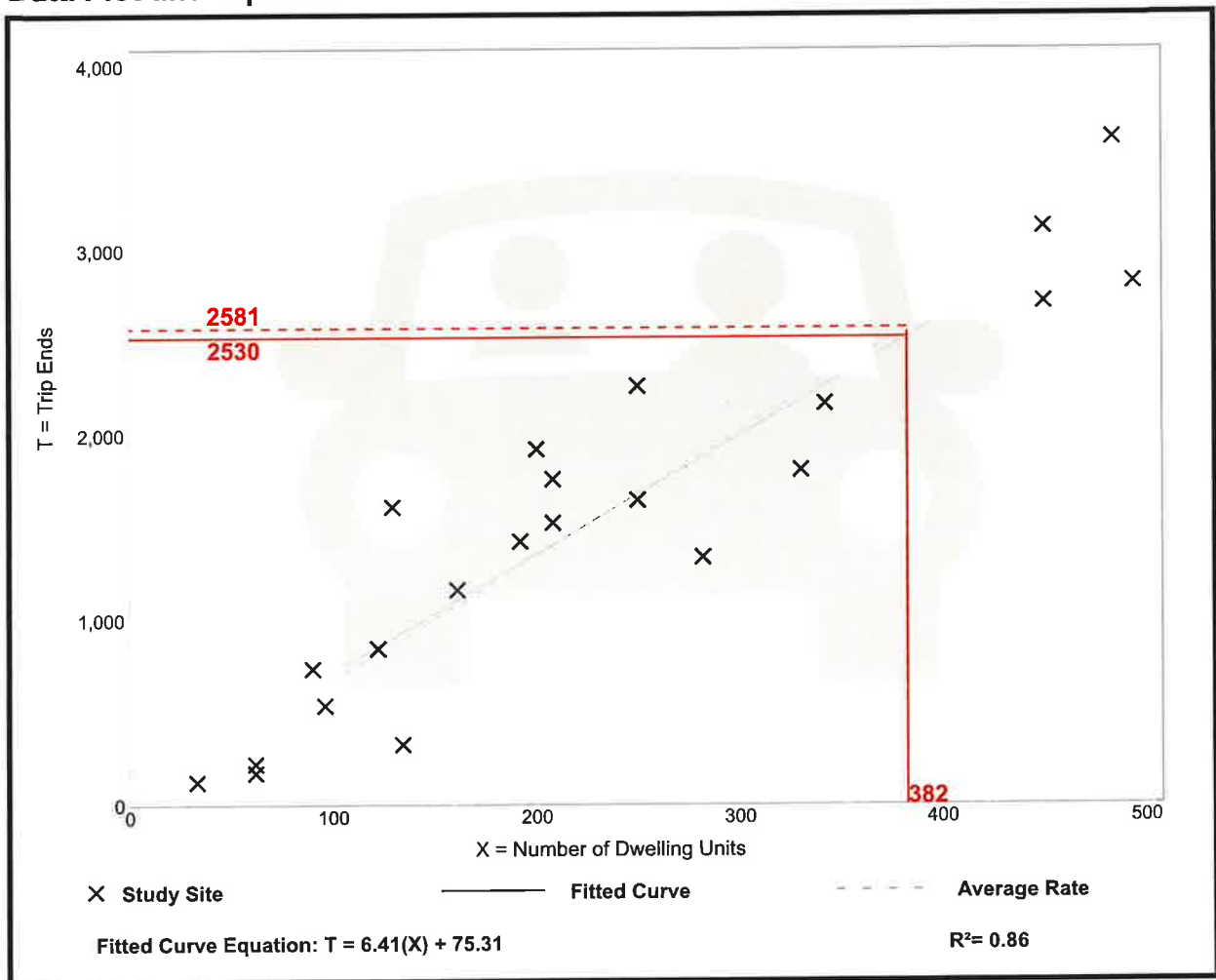
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



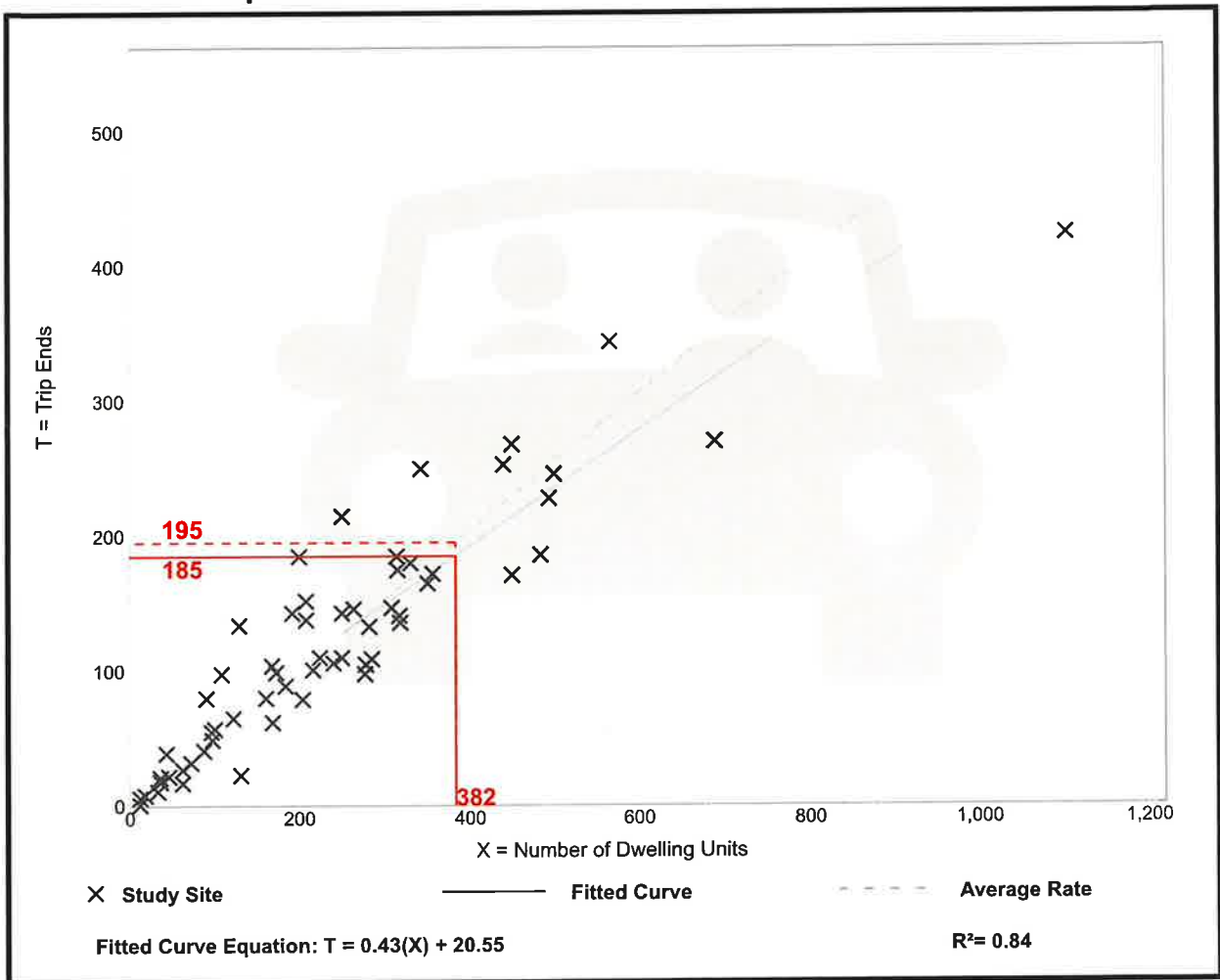
Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 59
 Avg. Num. of Dwelling Units: 241
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

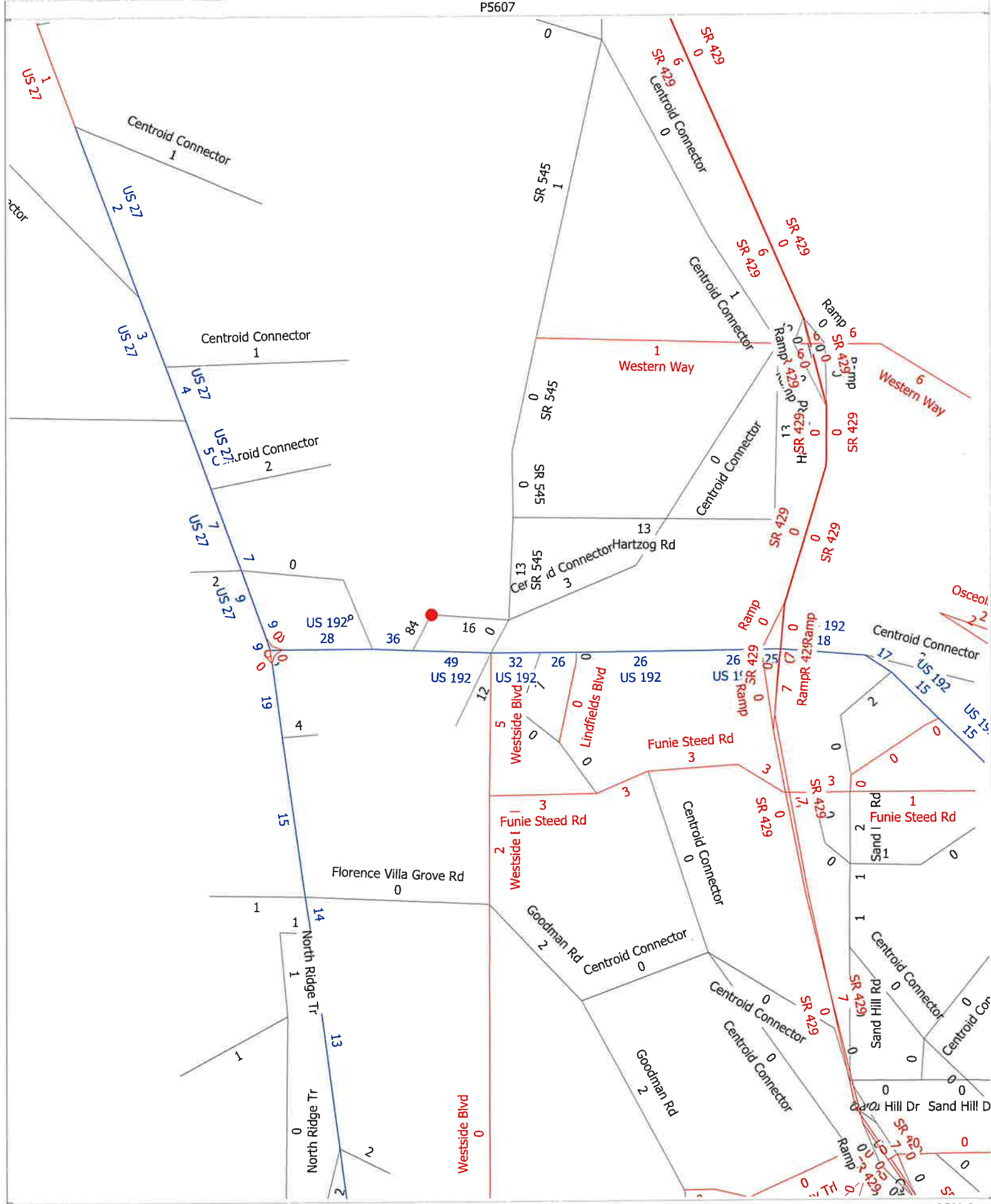
Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



APPENDIX B

Model Distribution Plot



APPENDIX C

Orange County's CMS Database



Orange County, Florida

Traffic Concurrency Management Program

Concurrency Link Information

Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln LOS	Min Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap* LOS
Avalon Rd												
25	US 192	Hartzog Rd	0.98	Cnty	Horizons	2 E	880	14,652	725	SB	745	0 F
					West - Class I							
25.2	Hartzog Rd	Western Way	1.13	Cnty	Horizons	2 E	880	14,652	725	SB	1516	0 F
					West - Class I							
Hartzog Rd / Flamingo Crossings Blvd												
178.4	Avalon Rd (CR 545) S	Western Way	2.9	Cnty	Urban - Class II	2 E	800	4,944	251	EB	487	62 D
US 192 / SR 530												
444	Lake County Line	Osceola County Line	1.96	ST	Horizons	6 E	3020	52,000	2,621	WB	483	0 F
					West - Class I							

* It should be noted that the capacities indicated on this information sheet are a snapshot at this specific date and time. Available capacities are subject to change at any time.

APPENDIX D

2040 Model Generated Volumes

