




Interoffice Memorandum

Received February 4, 2022
No Advertising Requirements

February 3, 2022

To: Katie Smith, Manager
Comptroller Clerk's Office

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

From: David D. Jones, P.E., CEP, Manager 
Environmental Protection Division
(407) 836-1406

**Staff Person: Elizabeth R. Johnson, CEP, Assistant Manager
Environmental Protection Division
(407) 836-1511**

Subject: Request for Public Hearing on March 8, 2022, at 2:00 p.m., for a Conservation Area Impact Permit Application (CAI-20-06-043) for The Grow project at 15817 E. Colonial Drive, 16499 E. Colonial Drive, E. Colonial Drive, 2513 S. Tanner Road, and 16562 Lake Pickett Road in Orlando, FL 32820, Parcel ID Nos. 19-22-32-0000-00-001, 20-22-32-0000-00-002, 17-22-32-0000-00-002, 18-22-32-0000-00-001 and 08-22-32-0000-00-005; District 5

NOTE: Schedule this public hearing concurrently with PSP-20-06-156

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Applicants: American Land Investments of Orange County, LLC,
Banksville of Florida, Inc., and Nivesa of Florida, Inc.

Type of Hearing: Conservation Area Impact Permit Application

Hearing required by
Florida Statute # or Code: Orange County Comprehensive Plan

Advertising requirements: None

Advertising timeframes: N/A

Abutters to be notified: The applicant and agent will be notified at least seven days prior to the hearing by the Environmental Protection Division (EPD). Notification of abutters is not necessary.

Estimated time required
For public hearing: 2 minutes

Municipality or other
Public Agency to be
notified:

St. Johns River Water Management District,
Marc von Canal, mvoncana@sjrwmd.com

Hearing Controversial: No

District #: 5

Materials being submitted as backup for public hearing request:

1. Site Plan
2. Location Map

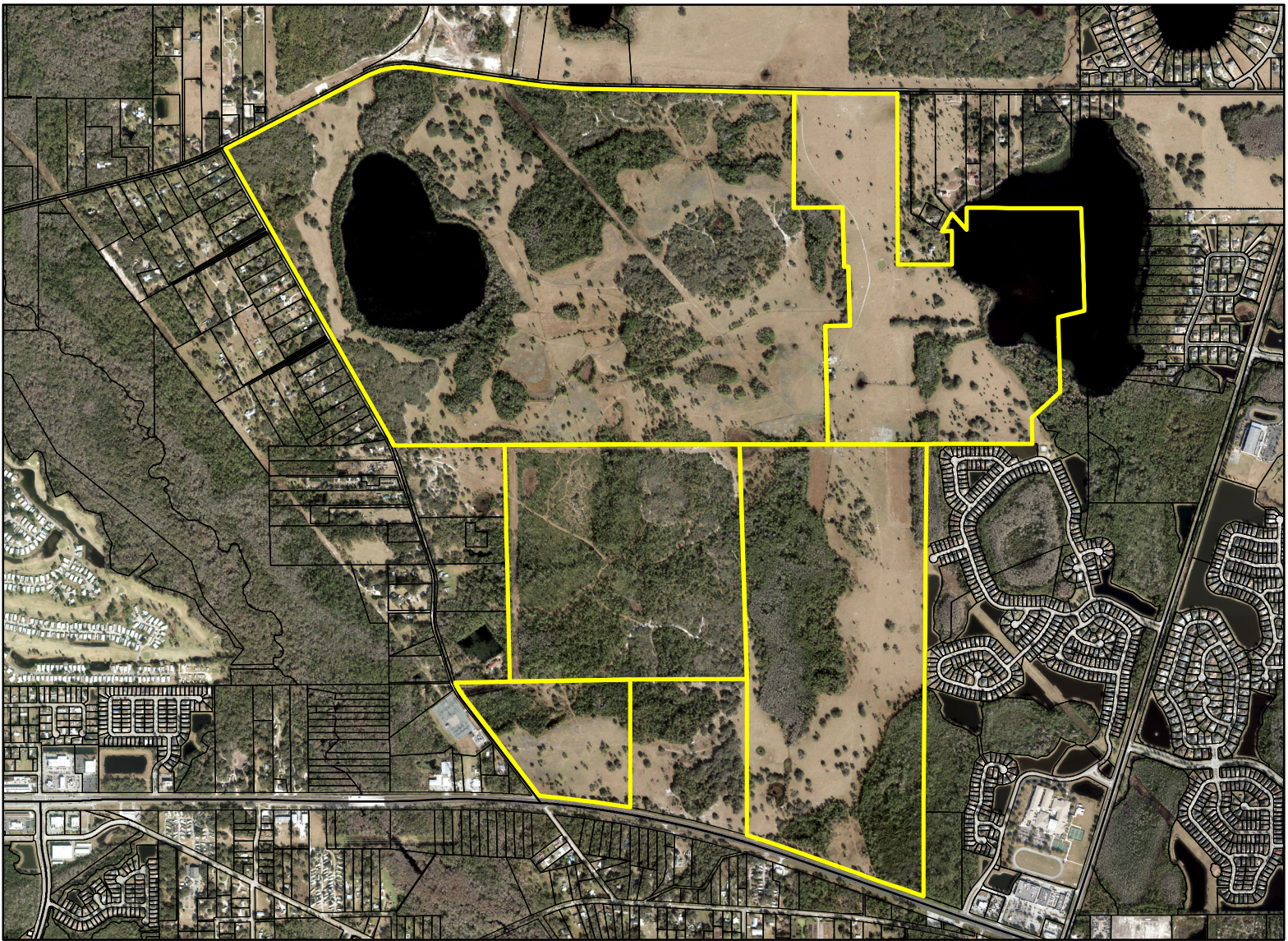
Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Conservation Area Impact Permit Application, please submit the decision letter to Liz Johnson with EPD. EPD will issue the decision to the applicant.

JR/NT/TMH/ERJ/DJ: jk

Attachments

Application for Conservation Area Impact Permit



Conservation Area Impact

CAI-20-06-043

District #5

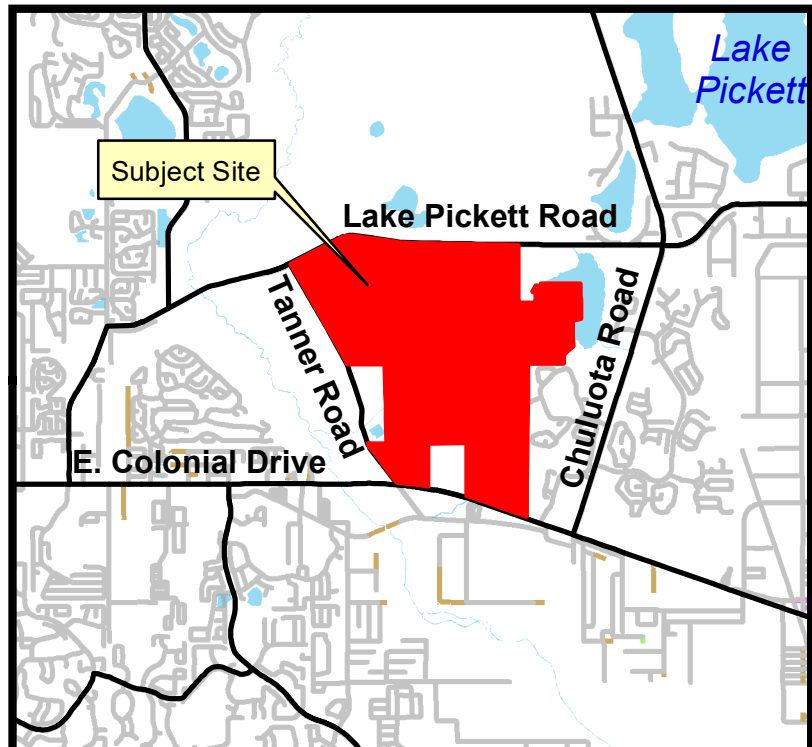
Applicants: American Land Investments of Orange County, LLC, Banksville of Florida, Inc., and Nivesa of Florida, Inc.

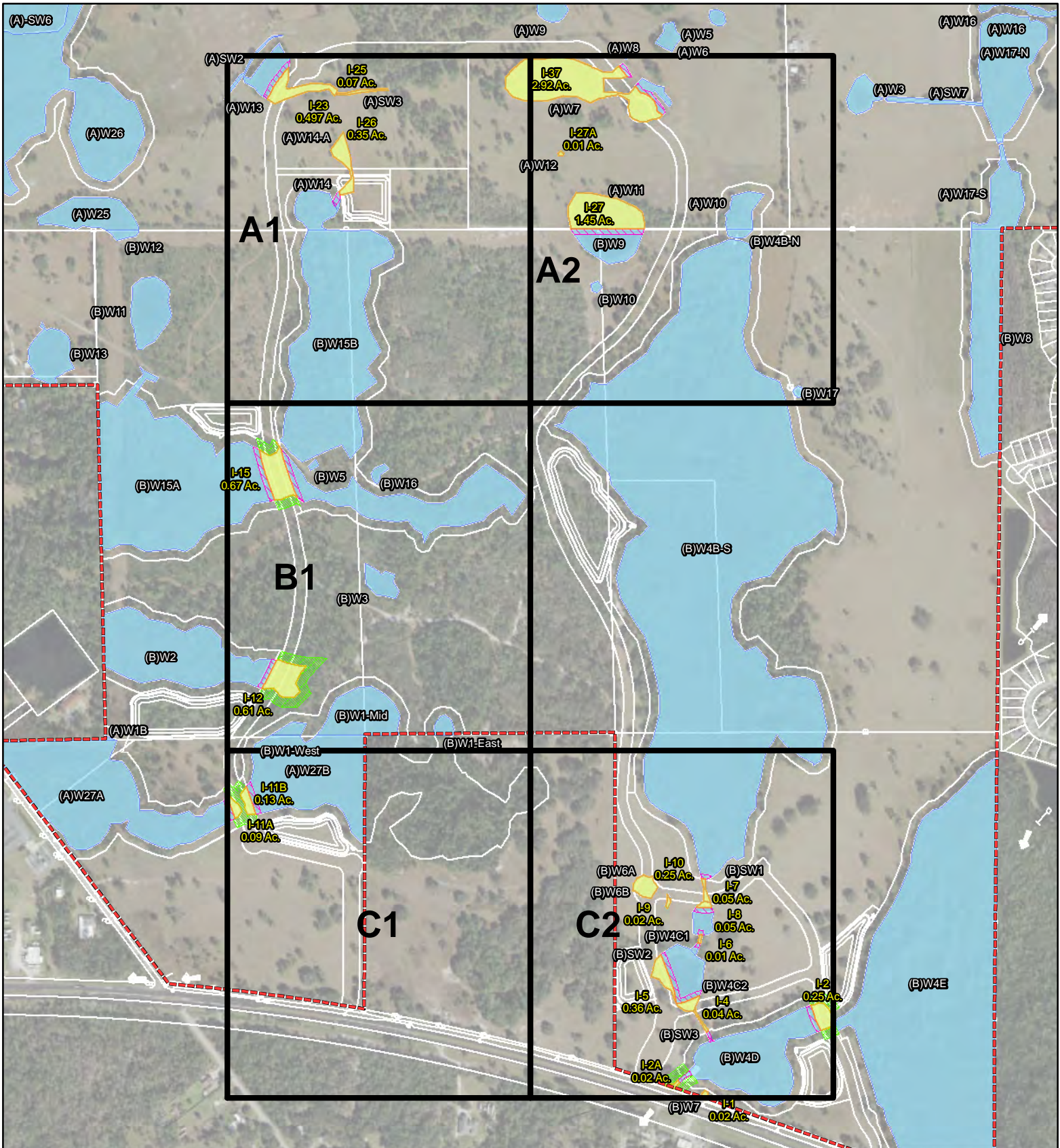
Addresses: Multiple

Parcel IDs: Multiple

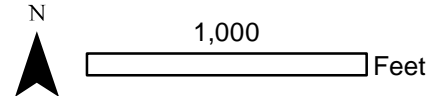
Project Site 

Property Location 

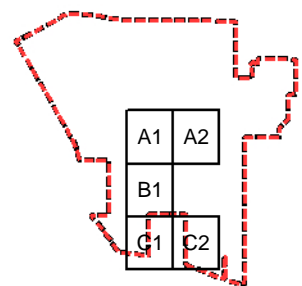


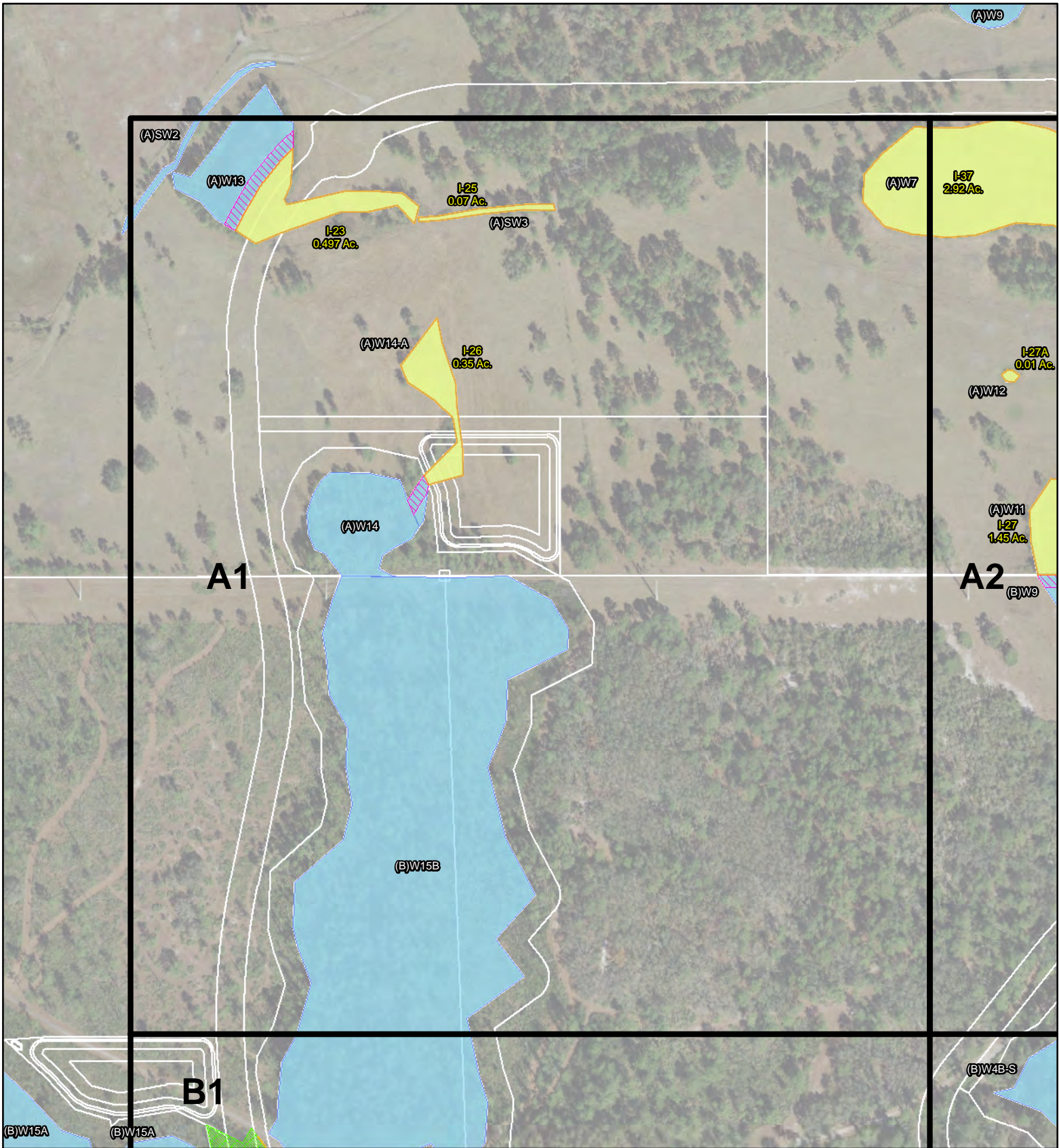


- Boundary (fullsite)
- Wetland Impacts
- Secondary Impacts (25Ft)
- 50Ft Buffer Impact
- Wetlands



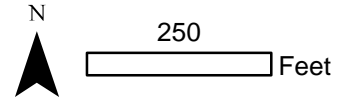
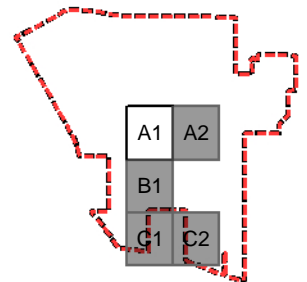
The Grow
Orange County, Florida
Overview Figure
Wetland Impacts

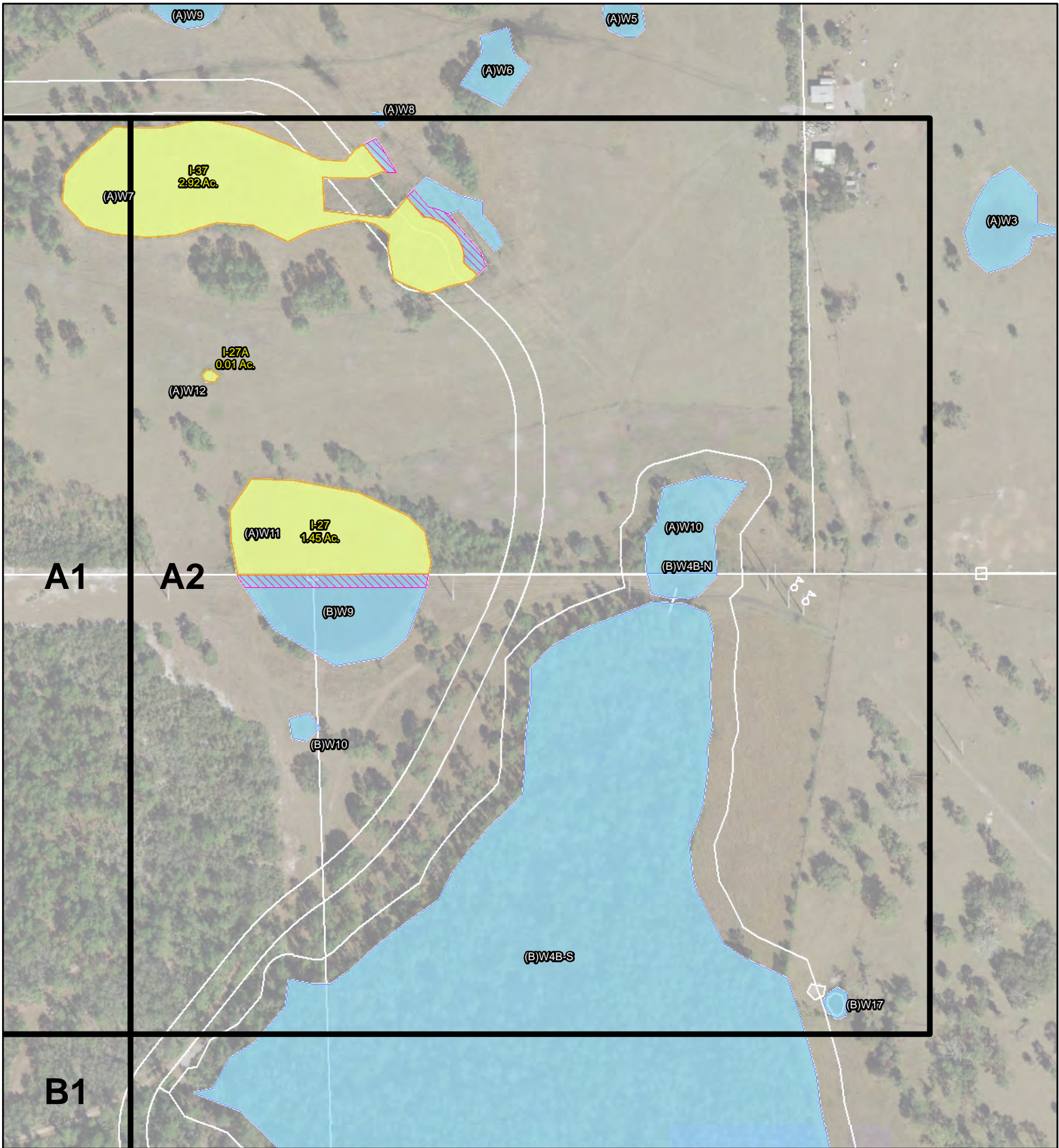




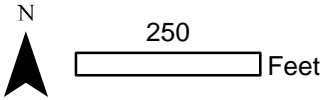
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The Grow
Orange County, Florida
Figure A1
Wetland Impacts

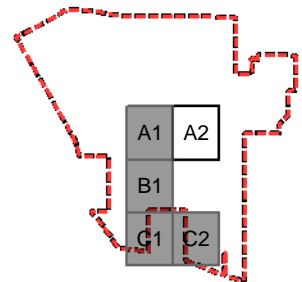


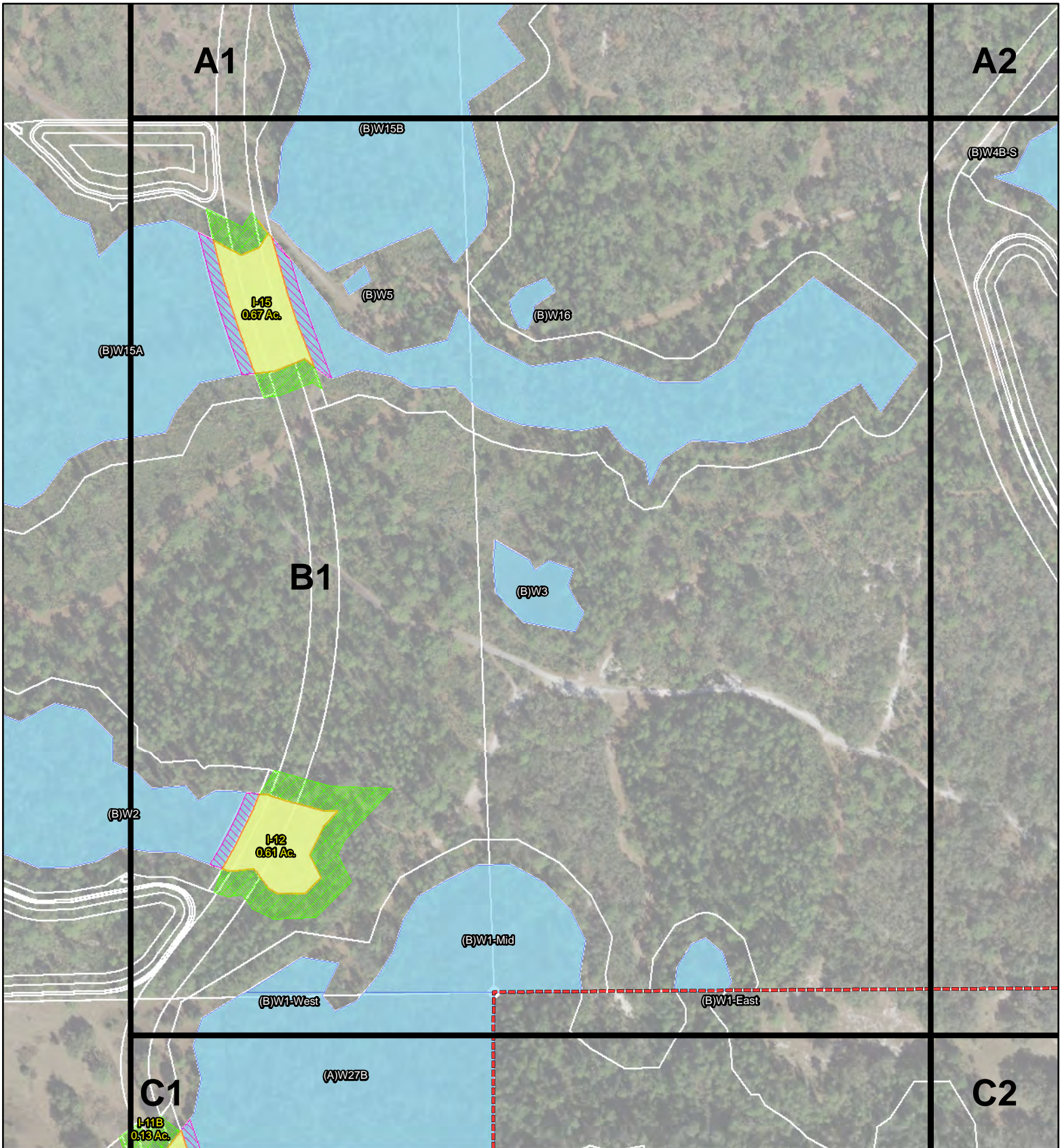


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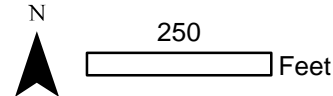


The Grow
Orange County, Florida
Figure A2
Wetland Impacts

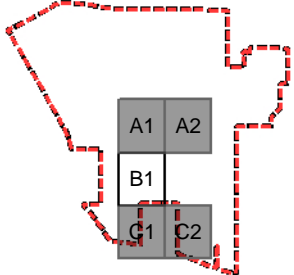


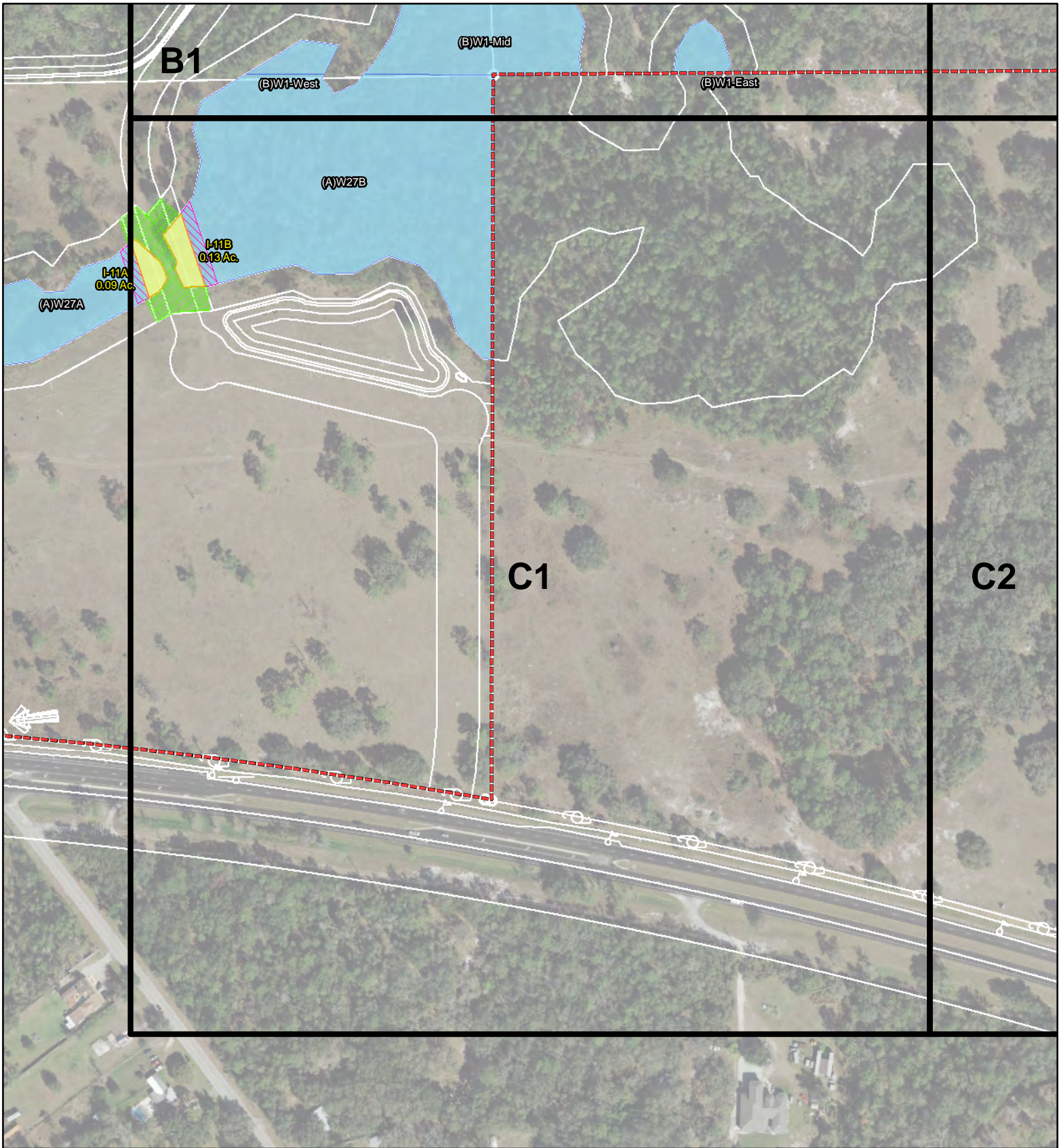


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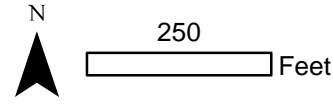


The Grow
Orange County, Florida
Figure B1
Wetland Impacts

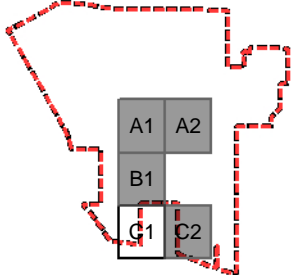


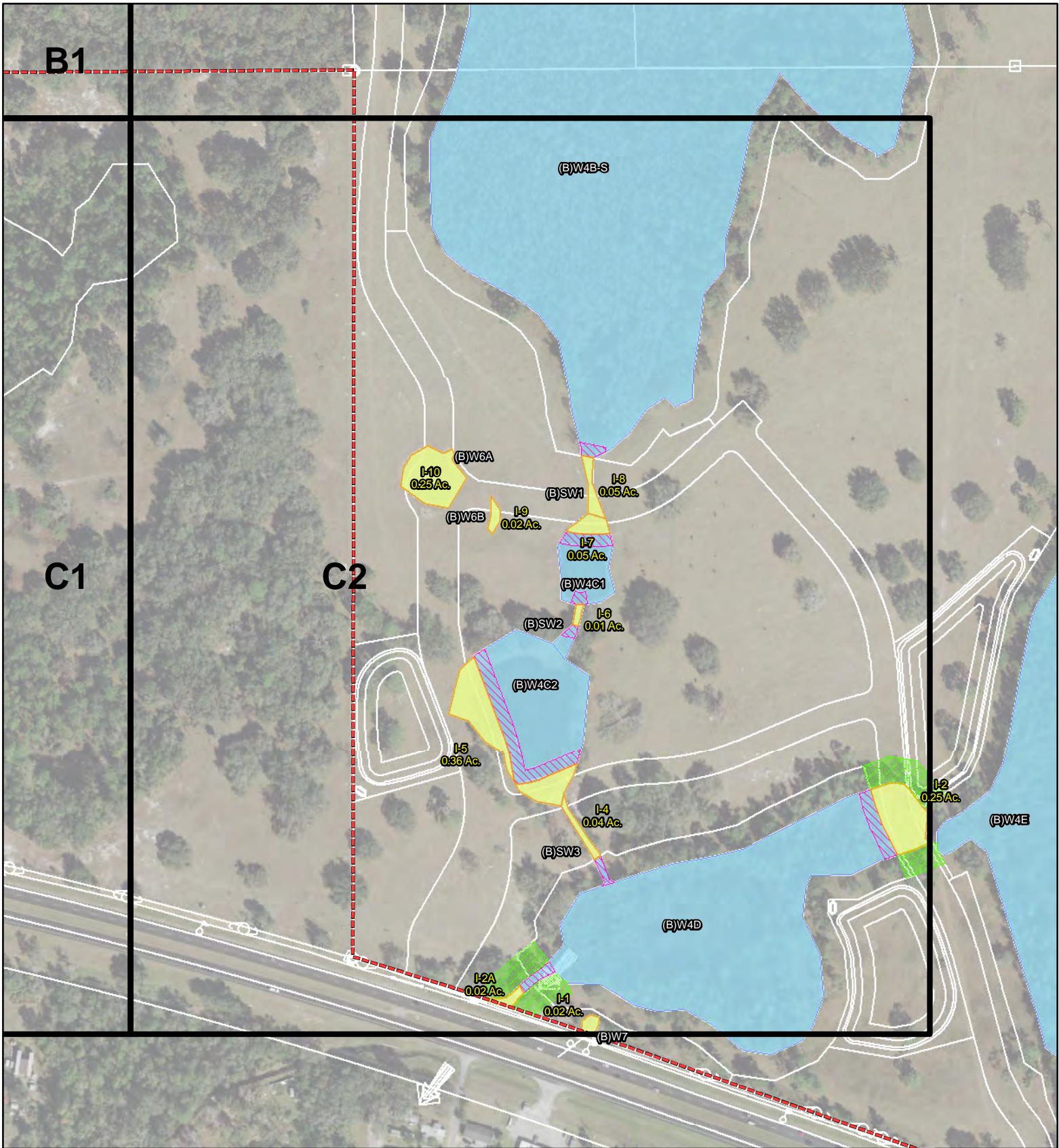


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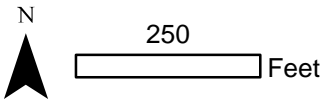


The Grow
Orange County, Florida
Figure C1
Wetland Impacts

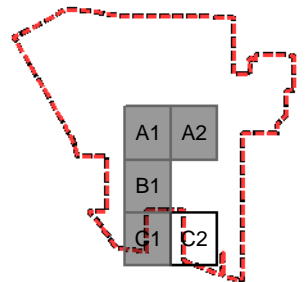


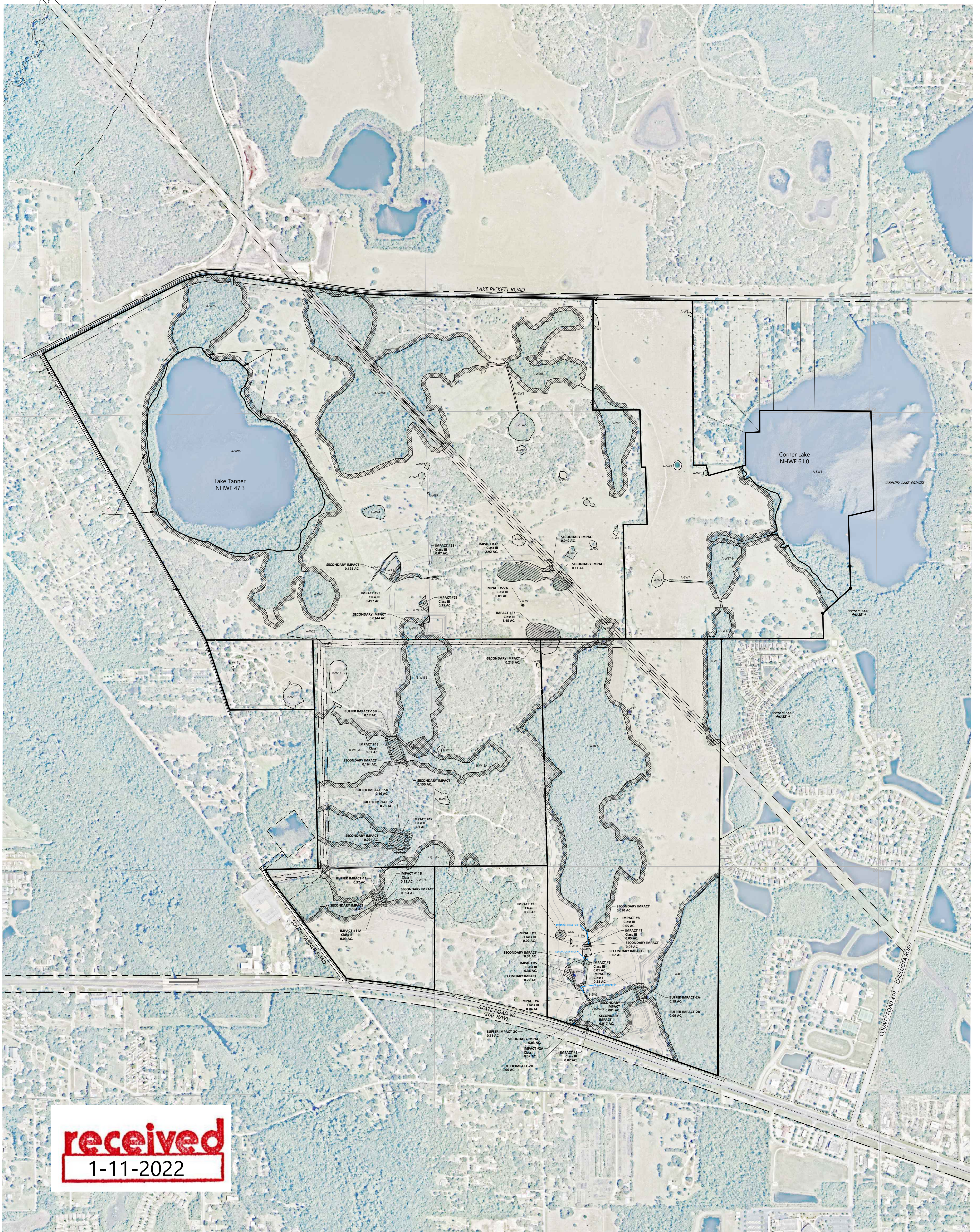


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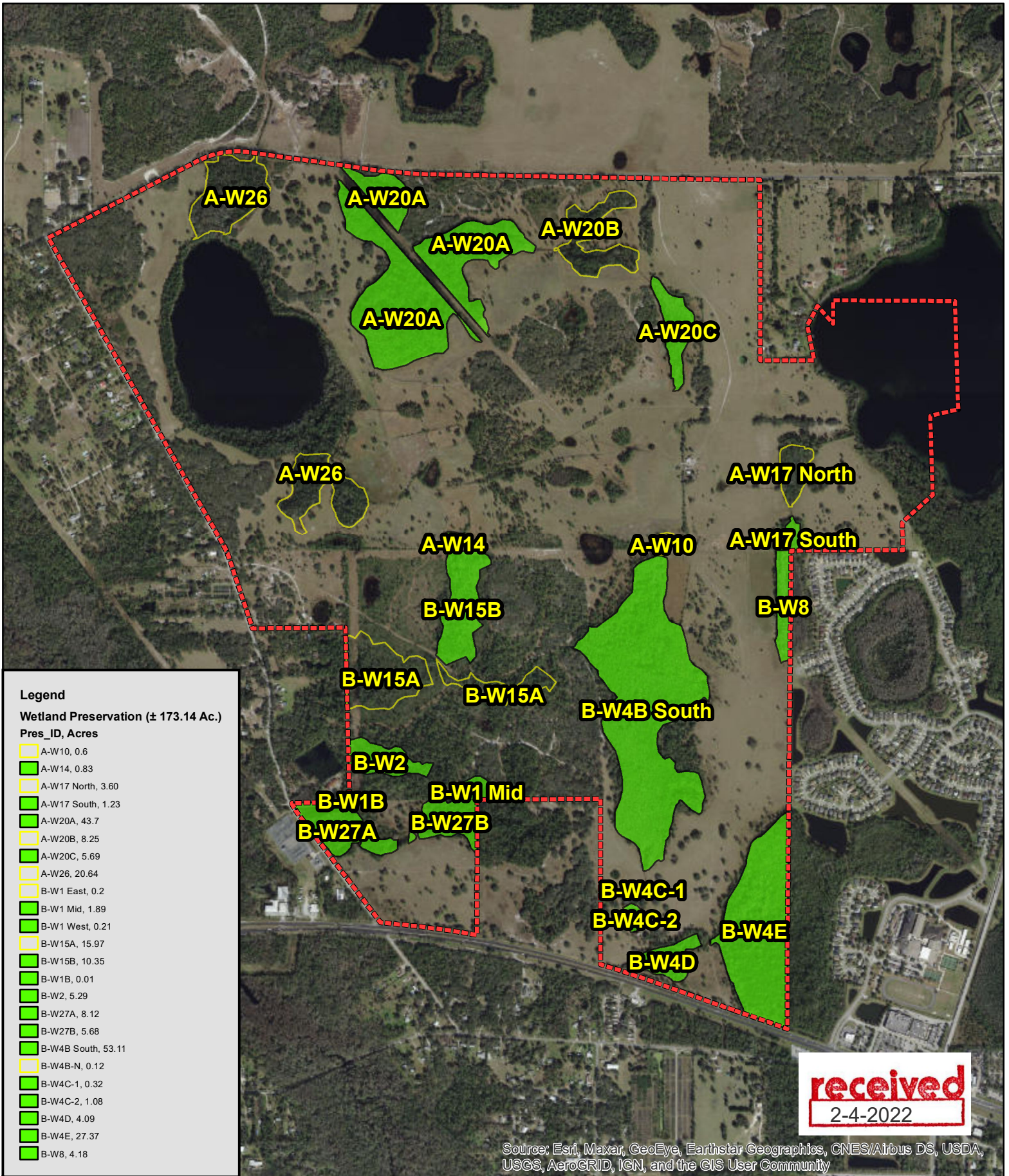


The Grow
Orange County, Florida
Figure C2
Wetland Impacts





received
1-11-2022



The Grow - PSP Road, APF Lands
Orange County, Florida
Figure 1
CAI-20-06-043 Mitigation Areas

1,700 Feet
Project #: 672-28
Produced By: LPM
Date: 2/3/2022



**The Grow CAI-20-06-043
Maintenance – Monitoring Plan**

Mitigation Plan

The mitigation plan proposes to preserve 173.14 acres of forested on-site wetlands, and associated 50-foot upland buffers, with frequent nuisance and exotic species management in perpetuity. The on-site mitigation area will be placed within a conservation easement dedicated to the County. Management of the Mitigation Area will be limited to nuisance and exotic species control through herbicide application.

Monitoring Plan

The wetland preservation areas will be quantitatively monitored for a period of three (3) years. The monitoring events will occur on a semi-annual basis for the entire monitoring period. A baseline monitoring report and three (3) annual reports will be submitted to the County.

Permanent monitoring transects will be established throughout the wetland preservation areas and utilized for the collection of sampling data. Each transect will be 100 feet in length have two (2) monitoring stations. Monitoring stations will include a quantitative assessment of vegetation within a 50-foot radius of each monitoring station. At the ends of each transect, photo stations will be established to provide photographic documentation of the preservation areas. A GPS point will be recorded at each photo station and shown on an exhibit. Data collected from these monitoring stations will include a vegetative species listing with wetland status, estimated percent coverage of species, wildlife utilization, and a description of any problems encountered during the evaluation and proposed solutions.

Maintenance Plan

During the three (3) year monitoring period, maintenance events to control nuisance and exotic vegetation will occur on a quarterly basis. Maintenance events will be conducted to ensure that the conservation areas are free from invasive exotic vegetation (as defined by the Florida exotic pest plant council) immediately following a maintenance activity and shall constitute no more than 5% of vegetative cover between maintenance activities. Nuisance plant species shall constitute no more than 10% of total cover.

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2-4-2022

Following the three (3) year monitoring program, a perpetual maintenance plan is proposed for the preserved wetland. A maintenance program shall be implemented for the preserved wetland on a regular basis to ensure the integrity and viability of the conservation areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are free from invasive exotic vegetation (as defined by the Florida exotic pest plant council at the date of permit issuance) immediately following a maintenance activity and shall constitute no more than 5% of vegetative cover between maintenance activities. Nuisance plant species shall constitute no more than 10% of total cover.

Mitigation Success

To demonstrate that the mitigation is successful, the following criteria must be maintained.

- 1) 85% coverage by appropriate wetland species.
- 2) Coverage of exotic species shall not exceed 5%.