

After-the-Fact Application for Conservation Area Impact Permit



After-the-Fact Application for Conservation Area Impact Permit CAI-23-12-059 District #4

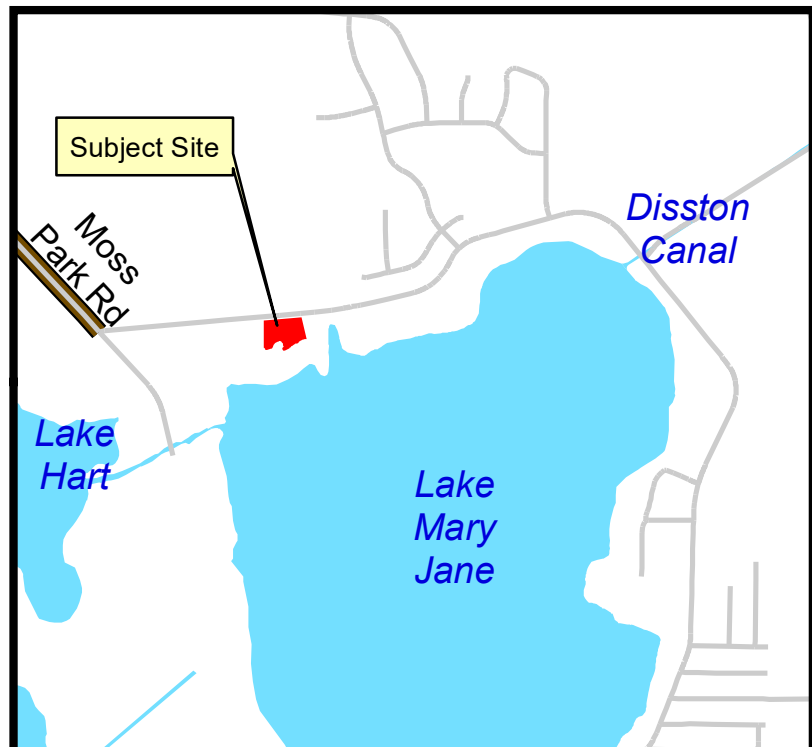
Applicant: Kimberly Pham

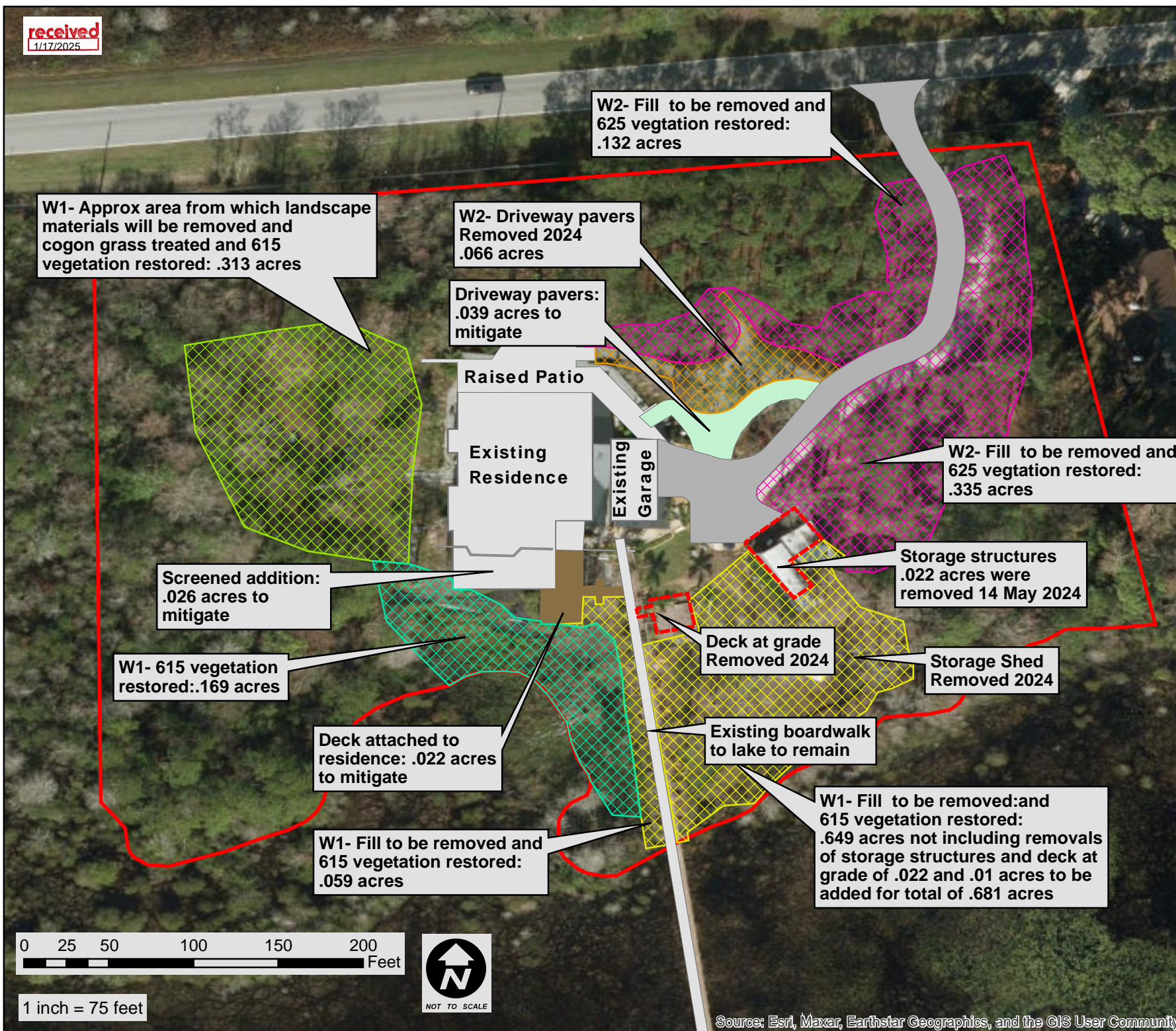
Address: 13450 E Lake Mary Jane Rd

Parcel ID: 23-24-31-0000-00-003

Project Site 

Property Location 





13450 E. Lake Mary Jane Road
Orlando, FL 32832

BOWMAN and BLAIR
ECOLOGY and DESIGN, INC.
 5080 Parkridge Ct.
 Oviedo, FL 32765
 407-637-5883
www.bowmanandblair.com

Rev. Date: 1-16-25 Project No.: 220109 Fig 6 Restoration Overall	Wetland Impact and Restoration Areas Overall
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received
8/28/2025

Walks and Driveway
pavers
.04 acres

Raised Patio

**Existing
Residence**

Pool

**Existing
Garage**

Screened addition:
.026 acres

Deck addition
.022 acres

**Previous
owner
Treehouse
(0.002 ac)**

**Existing
Driveway**

**Previous owner
concrete parking
slab (0.022 ac)**

Elements constructed by previous owner,
prior to 2020 to remain.
Approximately 0.484 acres.

(Pre1990 impacts for original house,
garage, driveway, pool, and raised septic
drain field totaled 0.46 acre)

Notes

1. Elements constructed by
current owner to remain 0.09
acres

0 12.5 25 50 75 100
Feet



NOT TO SCALE

1 inch = 75 feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Wetland Impacts

13450 E. Lake Mary Jane Road
Orlando, FL 32832

Parcel:
23-24-31-0000-00-003

Rev. Date: 8-27-25
Project No.: 220109
Fig 9 Wetland Impacts
Proposed

Figure
9

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Uniform Mitigation Assessment Method Summary

Site/Project Name:	Application Number:	Date:
Pham residence_13450 E. Lake Mary Jane Rd.	CAI-23-12-059, ERP 0289412-001-	January 16, 2025

received
1/17/2025

Impact Summary

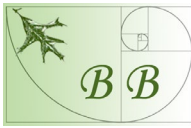
Assessment Area		Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
			Current	w/Impact	Current	w/Impact	Current	w/Impact			
1	W-1	Direct Impact	8	0	8	0	9	0	0.83	0.04	0.033
2	-	-	-	-	-	-	-	-	-	-	-
3	W-2	Direct Impact	8	0	8	0	9	0	0.83	0.05	0.042
4	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-	-	-	-
19	-	-	-	-	0	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	-
21	-	-	-	-	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-	-	-	-	-
24	-	-	-	-	-	-	-	-	-	-	-
25	-	-	-	-	-	-	-	-	-	-	-
TOTAL									0.09	0.075	

Mitigation Summary

Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Mitigation Delta	Time Lag	Risk	PAF	RFG	Acres	Functional Gain
		w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit							
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL													0.00	0.000

TOTALS					
Impacts	Acres	Mitigation - Upland	Acres	Mitigation - Wetland	Acres
		Restoration	0.00	Creation	0.00
Direct Impacts	0.09	Enhancement	0.00	Restoration	0.00
Secondary Impacts	0.00	Preservation	0.00	Enhancement	0.00
Total Impacts	0.09	Total Upland Mitigation	0.00	Preservation	0.00
				Total Wetland Mitigation	0.00

Total Functional Loss	0.075
Total Functional Gain	0.000
Mitigation Deficit	-0.075



Response to 3rd RAI
13450 E Lake Mary Jane Road
Parcel ID No.: 23-24-31-0000-00-003
CAI-23-12-059
B & B 220109

and her ex-husband, in the hydric pine wetlands one each side of the driveway, continuing along the edge of the fill to the east side of the dock. The silt fence will be replaced or reinforced as necessary prior to any fill removal and replanting. Area of cogongrass treatment does not require fill removal and would not be surrounded by silt fence. Fill removal and replanting in areas near lakeshore to be conducted at a time when lake water does not cover any part of the forested wetlands such that a floating turbidity barrier would not be necessary. Installation of such turbidity barrier may damage existing marsh vegetation; and planting cannot occur when the wetlands are inundated.

4. Provide a mitigation proposal for the impacts proposed to remain. Please be aware that EPD may require that mitigation be completed prior to permit issuance since the impacts are after -the-fact.

Response: Ms. Pham has removed 0.066 acre of pavers originally added to the side of the existing driveway and extending to the treehouse and stairs up onto the paver covered raised septic drainfield. She proposes mitigation for the remaining 0.039 acre of pavers which allow safe circling around existing mature trees and mitigation for the small (0.022 acre) section of deck which would remain adjacent to the home and screened addition (0.026 acre). Please see UMAM assessment with these impacts for which mitigation is proposed in the form of the purchase of State credit from Lake X Mitigation bank which are currently \$150,000 for 1 credit. (The applicant would also require federal credit which is available from TM Econ Mitigation Bank for (estimated for future) between \$15,000 and \$25,000 for 1 credit.)

5. (Informational) The proposed restoration plan is in review with Ms. Laura Pardal with the EPD Compliance and Enforcement Program, who will coordinate with you regarding EPD's response. Please note that EPD must receive an acceptable restoration plan prior to CAI permit issuance . The restoration plan will ultimately be approved under a separate letter.

Response: Noted

(Informational) Once all the above items are satisfied (including submittal and approval of a restoration plan), the request will be scheduled for public hearing before the Board of County Commissioners.

Response: Noted

Thank you for your assistance with this challenging project and long time-line.

Sincerely,

Catherine L. Bowman
President