

After-the-Fact Application for Conservation Area Impact Permit



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

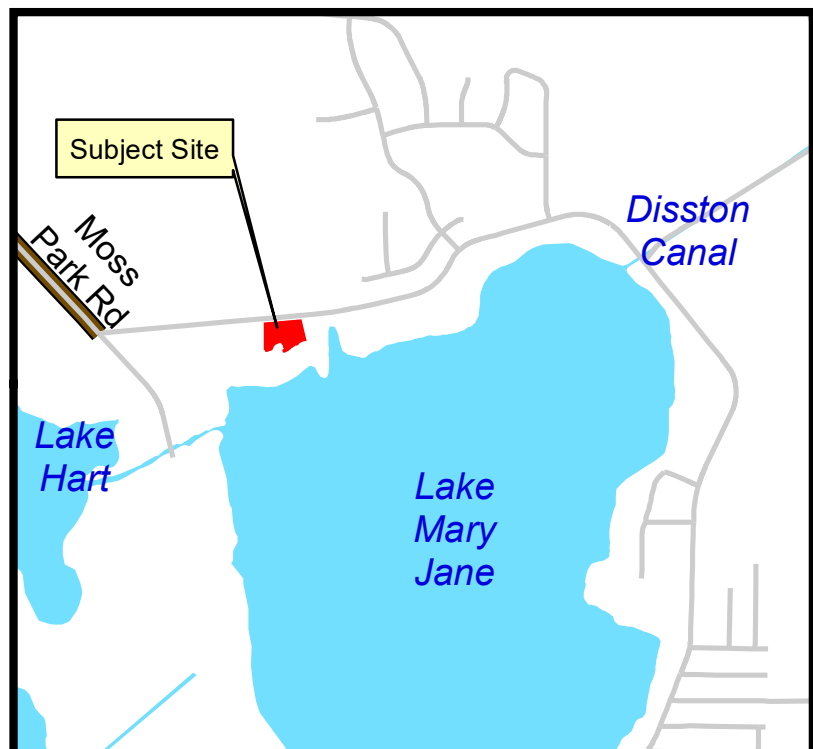
Applicant: KP Home 1 Investment LLC

Address: 13450 E Lake Mary Jane Rd

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

Project Site 

Property Location 



received
4/26/2026



Historic Impact including residence, garage, septic, pool, patio and drive 0.44 acres

Treehouse
.002 acres

Upland Area

Residence

Paver drive and entry walk to remain
.04 acres

Screened addition:
.026 acres

Deck addition
.022 acres

Area Calculations

Proposed impacts to remain

- Original residence, garage, septic, pool, patio, and drive: 0.44 acres
- Screened addition: 0.026 acres
- Deck addition: 0.022 acres
- Tree house: 0.002 acres
- Paver drive: .04 acres

Total Proposed Impacts to Remain

- 0.53 acres

0 12.5 25 50 75 100 Feet



1 inch = 75 feet

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

Wetland Impacts	
Rev Date: 4-27-26 Project No.: 220109 Fig 10 Revised Wetland Impacts	Figure 10
13450 E. Lake Mary Jane Road Orlando, FL 32832	
Parcel: 23-24-31-0000-00-003	
BOWMAN and BLAIR ECOLOGY and DESIGN, INC. 5080 Parkridge Ct. Oviedo, FL 32765 407-637-5883 www.bowmanandblair.com	



ENVIRONMENTAL PROTECTION DIVISION

Renée H. Parker, LEP, Manager

3165 McCrory Place, Suite 200

Orlando, FL 32803-3727

407-836-1400 • Fax 407-836-1499

www.ocfl.net

January 6, 2026

SENT VIA EMAIL:

RESTORATION PLAN APPROVAL LETTER

Kimberly Pham

13450 E Lake Mary Jane Road

Orlando, FL 32832-6229

Email: kimberlyhoangbui@gmail.com

RE: Unauthorized Wetland Clearing and Filling

Subject Site Address: 13450 E Lake Mary Jane Road

Parcel ID No.: 23-24-31-0000-00-003

**Parcel Description: UNPLATTED PORTION OF SW1/4 OF NE1/4 S OF
CO RD (LESS E 400 FT LYING WLY OF & CONTIGUOUS WITH THE
WLY LINE OF LOT 1 LAKE MARY JANE SHORE PB U/121) IN SEC 23-
24-31**

Open Enforcement Number: 22-609452

**Related EPD Files: CAI-23-12-059, CAD 08-076, CAI-08-036, Incident 08-
214753**

Related DEP File: 289412-001-EI

Lake Mary Jane; Orange County Commission District: 4

Dear Ms. Pham:

The Orange County Environmental Protection Division (EPD) issued a Notice of Violation (NOV) on July 5, 2022, and an Updated NOV on February 8, 2024, for the unauthorized clearing and filling of wetlands at the property listed above. EPD received a restoration plan on December 10, 2025, and approved it on January 2, 2026.

Staff agree with the proposed plan with the following conditions:

1. Restoration activities must be completed within **60 days** of receipt of this letter. The restoration area must be clearly marked prior to the start of restoration.
2. Turbidity and sediments must be controlled to prevent violations of water quality pursuant to Rules 62-302.500, 62-302.530(70) and 62-4.242 Florida Administrative Code. Best Management Practices, as specified in the Florida Stormwater Erosion and Sedimentation Control Inspectors Manual, (<https://www.fsesci.com/downloads/>) shall be installed, and maintained at all locations where the possibility of transferring suspended solids into wetlands and/or surface waters due to the restoration activity. If site-specific conditions require additional measures, then the permittee shall implement them as necessary to prevent adverse impacts to surface waters/wetlands.

RESTORATION PLAN APPROVAL LETTER

Unauthorized Wetland Clearing and Filling

Subject Site Address: 13450 E Lake Mary Jane Road

Incident: 22-609452

3. Upon completion of the restoration plantings, you must provide EPD a baseline monitoring report that includes panoramic photographs, a list of all species that have been planted, a summary of restoration/maintenance activities that have taken place (prior to planting), and a qualitative summary of the restoration area. Thereafter, you are required to conduct annual qualitative monitoring events and provide EPD with a qualitative report each year after planting for three (3) years, to include photographs taken at the same fixed reference points (established during the baseline report). EPD's EZ Monitoring Forms are attached for your information.
4. Successful establishment of the wetland restoration will have occurred when the criteria stated below are met at the end of the three (3)-year monitoring period:
 - a. At least 85 percent coverage by appropriate wetland herbaceous species has been obtained, and;
 - b. 100 percent of the planted trees have survived throughout the monitoring period and show signs of normal growth based upon standard growth parameters such as height and base diameter or canopy circumference.
 - c. The wetland comprises less than five (5) percent nuisance vegetation and less than five (5) percent invasive exotic vegetation, as listed in the 2023 (June 2025 update) FISC List of Invasive Plant Species (<https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/>), as amended from time to time.
 - d. At the end of the three (3)-year monitoring period, if the site does not meet the above-stated success criteria, the property owner or their designated agent shall submit a contingency plan that addresses the deficiencies in the restoration project.
5. EPD staff with proper identification shall have permission to enter and inspect the site to ensure conformity with the restoration plan.
6. An Application for Conservation Area Impact Permit (CAI-23-12-059) is under review. If the application is not approved, or only a portion of the requested impacts are approved, a supplemental restoration plan will be required for any areas of impact not authorized.
7. Should any other regulatory agency require changes to the restoration or monitoring plan, the property owner/agent shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a new restoration plan is required.

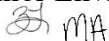
Should you have questions or concerns related to this matter, you may contact **Laura Pardal** either by email at Laura.Pardal@ocfl.net by letterhead address or by calling at (407) 836-1448.

Page 3 of 3
RESTORATION PLAN APPROVAL LETTER
Unauthorized Wetland Clearing and Filling
Subject Site Address: 13450 E Lake Mary Jane Road
Incident: 22-609452

Sincerely,



Laura Pardal
Senior Environmental Specialist



LP/ZL/MA/TMH/ERJ

Attachments: Approved Restoration Plan
EZ Monitoring Forms

C: Tim Hull, OCEPD, Tim.Hull@ocfl.net
Liz Johnson, OCEPD, Liz.Johnson@ocfl.net
Alanis Salinas Viera, OCEPD, Alanis.SalinasViera@ocfl.net
Nicole Salvatico, OCEPD, Nicole.Salvatico@ocfl.net
Catherine Bowman, Bowman and Blair Ecology and Design, Inc., cbowman@bandbecology.com
Patrice Scott, Esq., patrice@tblf.com

13450 E. Lake Mary Jane Restoration Planting List 12.3.2025

Common name	Scientific name	Size	Spacing Calc	Qty
Notes on planting spacing: quantities are determined from standard on-center spacing; actual planting locations to be based on site conditions, as some species better near upland edge and others in wetter soils, AND availability at time plants are ordered for installation				
Restoration Area 1, W2a 5,750 sq ft (0.132 ac)				
Shrubs - 40				
			12 ft oc	
Shiny Iyonia	<i>Lyonia lucida</i>	1 or 3 gal		13
Dahoon holly	<i>Ilex cassine</i>	1 or 3 gal		15
Wax myrtle	<i>Morella cerifera</i>	1 or 3 gal		12
TOTAL R1 SHRUBS				40
Restoration Area 2, W2b 14,593 sq ft (0.335 ac)				
Trees and shrubs- 65				
			15 ft oc	
Dahoon holly	<i>Ilex cassine</i>	1 or 3 gal		10
Virginia sweetspire	<i>Itea virginica</i>	1 or 3 gal		15
Cinnamon, swamp and/or Royal Fern	<i>Osmundastrum cinnamomeu m, Osmunda spectabilis</i>	1 or 3 gal	near driveway edges	25
Swamp tupelo, Nyssa biflora	<i>Nyssa biflora</i>	3 gal		5
Red maple	<i>Acer rubrum</i>	3 gal		5
Slash pine	<i>Pinus elliottii</i>	3 gal		5
TOTAL R3 PLANTS				65
Restoration Area 3 - W1a 29,664 sq ft	note: scattered mature trees remain			
Trees and Shrubs 206				
			12 ft oc	
Bald cypress	<i>Taxodium distichum</i>	3 gal		20
Swamp tupelo	<i>Nyssa biflora</i>	3 gal		20
Red maple	<i>Acer rubrum</i>	3 gal		35
American elm	<i>Ulmus americana</i>	3 gal		15
Water hickory	<i>Carya aquatica</i>	3 gal		10
Sweetbay magnolia	<i>Magnolia virginiana</i>	3 gal		10
Savanna iris	<i>Iris savannarum</i>	br	along boardwalk	24
Swamp rose-mallow	<i>Hibiscus grandiflorus</i>	1 or 3 gal	out from iris along boardwalk	20
Buttonbush, waterward areas	<i>Cephalanthus occidentalis</i>	1 or 3 gal		25
Wax myrtle, landward areas	<i>Morella cerifera</i>	1 or 3 gal	generally in west side of R3	25
TOTAL R3 PLANTS				204
Restoration Area 4 - W1b natural recruitment with iris and rose-mallow continued along boardwalk from R3.				0
Restoration Area 5 - W1b, natural recruitment after limited areas of cogon grass, umbrella sedge and few spots of climbing fern removed				0
Restoration Area 6 - 7,274 sq ft where no canopy remains; natural recruitment of herbaceous after cogon treatments completed				
Trees and shrubs - 51				
			12 ft oc	
Bald cypress	<i>Taxodium distichum</i>	3 gal		4
Slash pine	<i>Pinus elliottii</i>	3 gal		5
Red maple	<i>Acer rubrum</i>	3 gal		4
American elm	<i>Ulmus americana</i>	3 gal		2
Sweetgum	<i>Liquidambar styraciflua</i>	3 gal		2
Dahoon holly	<i>Ilex cassine</i>	1 or 3 gal		3
Wax myrtle	<i>Morella cerifera</i>	1 or 3 gal		4
TOTAL R6 PLANTS				24



Approved By The
 Orange County
 Environmental Protection Division
 Date: January 2, 2026
 Reviewer: Laura Pardal

R7 (see photos) Phase 2 Herbicide north of residence: treat non-native Ruellia, bananas, sugarcane, and Syngonium + creeping fig on trees

R6 - 0.334 ac, W1b. Phase 1 Herbicide Immediate: Invasive cogon grass to be treated (herbicide/mechanical reduction; repeat over time) 615 vegetation to recruit from adjacent unfilled wetland. After cogon is under control with periodic treatments, additional canopy and shrubs to be planted in approximately half the area (0.167 ac)

R1 - 0.132 ac, W2a fill to be removed and supplemental planting of shrubs under slash pine canopy

R2 - 0.335 ac, W2b fill to be removed and supplemental planting of trees and shrubs under existing canopy of slash pine with bald cypress.

R5 - 0.149 ac, W1b. Invasive species including small areas of cogon grass along edge, umbrella sedge clump, few scattered climbing fern to be mechanically removed (the sedge) or treated with appropriate herbicide concurrent with cogon grass treatment in R6. 615 vegetation to recruit from adjacent unfilled wetland.

R4 - 0.0059 ac, W1b fill to be removed along boardwalk and 615 vegetation to recruit from adjacent unfilled wetland.

R3 - 0.681 ac, W1a fill to be removed and historic 615 to be replanted with wetland trees and shrubs; herbaceous to recruit from adjacent wetland

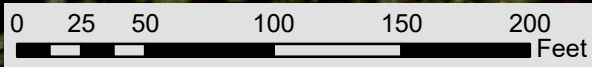
Raised Patio

Existing Residence

Existing Garage

received
December 10, 2025

Approved By The
Orange County
Environmental Protection Division
Date: January 2, 2026
Reviewer: Laura Pardal



NOT TO SCALE

1 inch = 75 feet

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

Restoration Plans: Restoration Areas R1 - R7	Figure 6
Rev. Date: 12-02-2025 Project No.: 220109 Fig 6 Restoration Overall	

13450 E. Lake Mary Jane Road
Orlando, FL 32832

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

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

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R1 – View looking northwest to northwest from driveway; area to have fill removed, non-native plants removed, and understory shrubs planted among existing.

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R1 View looking north/northeast from driveway; fill and non-native plants to be removed.

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R2 – Views looking east/southeast to southwest from driveway; fill to be removed; supplemental planting of trees, shrubs, ferns. Creeping fig on trees to be treated as would be climbing fern by cutting lower section and treating base with herbicide

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R 3 Views looking east then south toward lake and boardwalk. Fill, concrete pad, small structures and non-native landscape plants to be removed. Native canopy trees to remain; supplemental planting with native trees, shrubs, with natural herbaceous recruitment

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R4 in foreground and edge of dock on left edge; August 2022; in 2025 non-native plants have been removed. Fill to be removed.

R5 photo taken November 2025; naturally regrowing; no planting. Edge in right foreground is R4 along boardwalk

Pham, 13450 E Lk. Mary Jane Rd. Photos of Restoration Areas R1 through R6



R6 View looking southwest toward lake and west toward intact forested wetland. Cogon grass area west of house. Property owner hired contractor to treat cogon and treatment began on 12/8/2025 (photos from 2023. Area has been mowed near house and will be allowed to regrow as necessary through cogon grass treatment. Area to be replanted with supplemental trees and shrubs once cogon is reduced to manageable cover (to be determined).



**ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION
BASELINE EZ MONITORING REPORT**

Return form to:

Email: WetlandPermitting@ocfl.net Attn: Permitting Supervisor

FAX: 407-836-1499

DATE: _____

PERMIT # _____

Date project planting completed: _____

Complete the following table for the planting area(s) associated with the permitted activities:

STRATA	Check If Used	APPROXIMATE % COVER	APPROXIMATE % SURVIVAL	SPECIES NAMES (If Other)
Trees				
Cypress				
Red Maple				
Sweet Bay				
Dahoon Holly				
Loblolly Bay				
Other(s)				
Shrubs				
Wax Myrtle				
Buttonbush				
Other(s)				
Ground Covers				
Canna Lily				
Pickerelweed				
Duck Potato				
Sand Cord Grass				
Spike Rush				
Fachahatchee				
Blue Flag Iris				
Muhly Grass				
Maidencane				
Other(s)				
TOTAL % COVER				
Exotic/Nuisance				

Attach the following information:

- A copy of the approved planting plan.
- Representative photographs of the planting area(s).
- A description of any problems encountered _____

I hereby certify that the above information is true and factual.

Printed Name

Signature

Date



ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION ANNUAL EZ MONITORING REPORT

Return form to:

DATE: _____

Email: WetlandPermitting@ocfl.net Attn: Permitting Supervisor

FAX: 407-836-1499

PERMIT # _____

Year# _____

Date project planting completed: _____

Date(s) of site inspection(s)/maintenance visit(s) since previous report: _____

Complete the following table for the planting area(s) associated with the permitted activities:

STRATA	Check If Used	APPROXIMATE % COVER	APPROXIMATE % SURVIVAL	SPECIES NAMES (If Other)
Trees				
Cypress				
Red Maple				
Sweet Bay				
Dahoon Holly				
Loblolly Bay				
Other(s)				
Shrubs				
Wax Myrtle				
Buttonbush				
Other(s)				
Ground Covers				
Canna Lily				
Pickerelweed				
Duck Potato				
Sand Cord Grass				
Spike Rush				
Fachahatchee				
Blue Flag Iris				
Muhly Grass				
Maidencane				
Other(s)				
TOTAL % COVER				
Exotic/Nuisance				

Please attach the following information:

- A copy of the approved planting plan.
- Representative photographs of the planting area(s).
- A description of any problems encountered _____

• Are you requesting signoff for successful completion of the planting activities: Yes _____ No _____

I hereby certify that the above information is true and factual.

Printed Name

Signature

Date