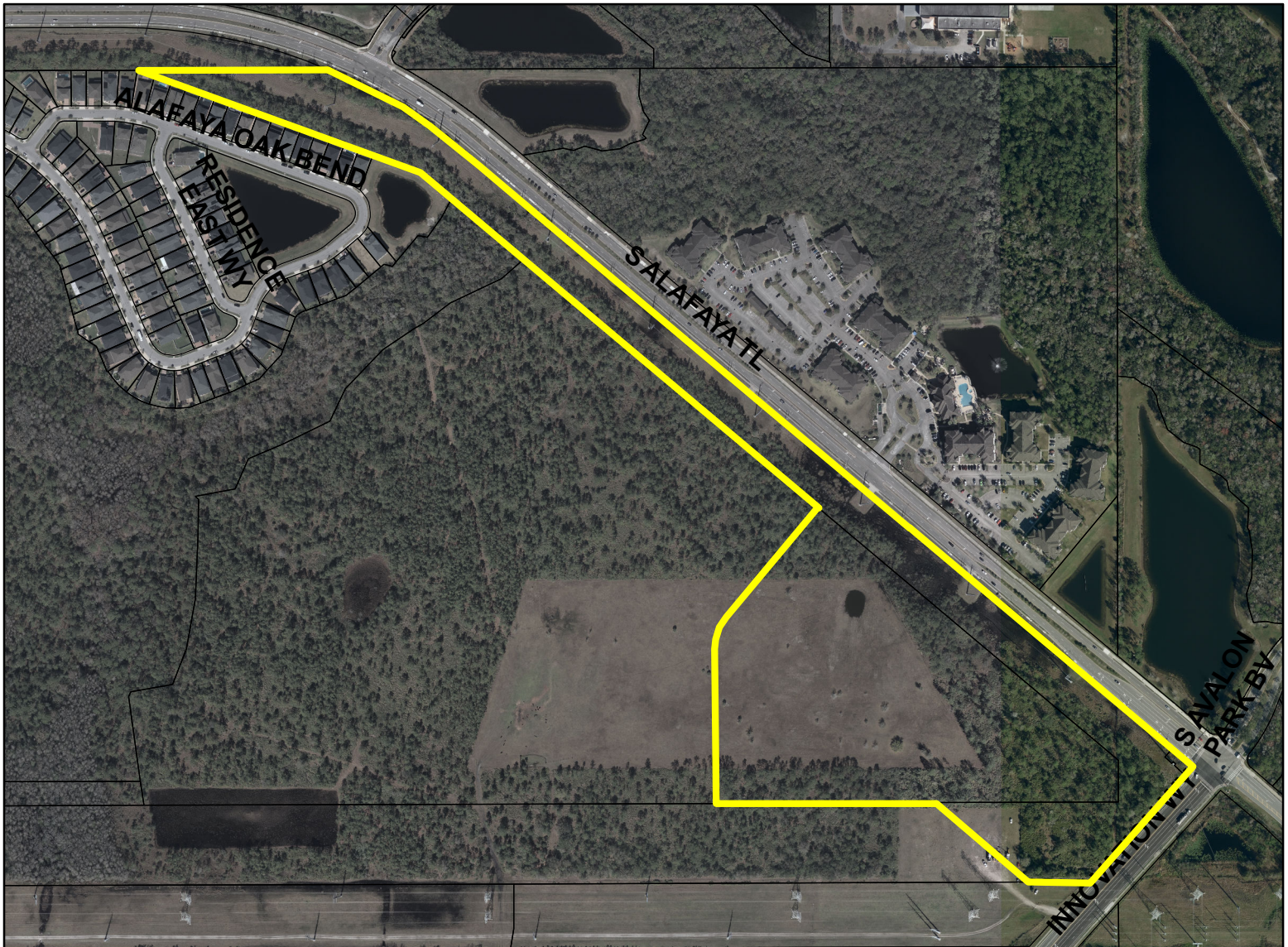


# Application for Conservation Area Impact



**Conservation Area Impact Permit Request**  
**CAI-24-05-026**  
**District #4**

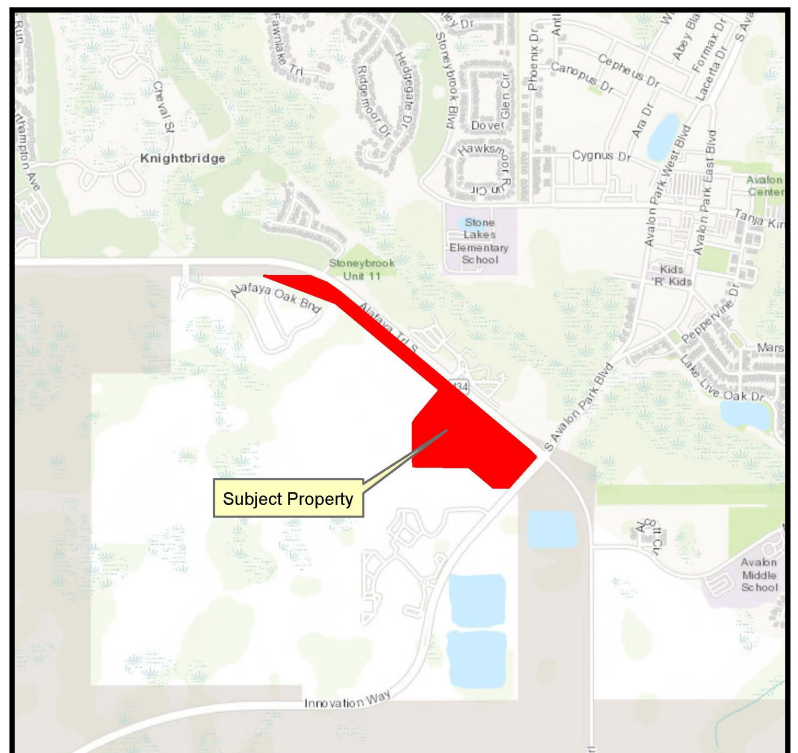
**Applicants: Alafaya COM Tract 7 LLC**  
**CJD Property Hold Co. LLC**

**Address: S. Alafaya Trail**

**Parcel IDs: 12-23-31-0000-00-006**  
**12-23-32-0000-00-012**

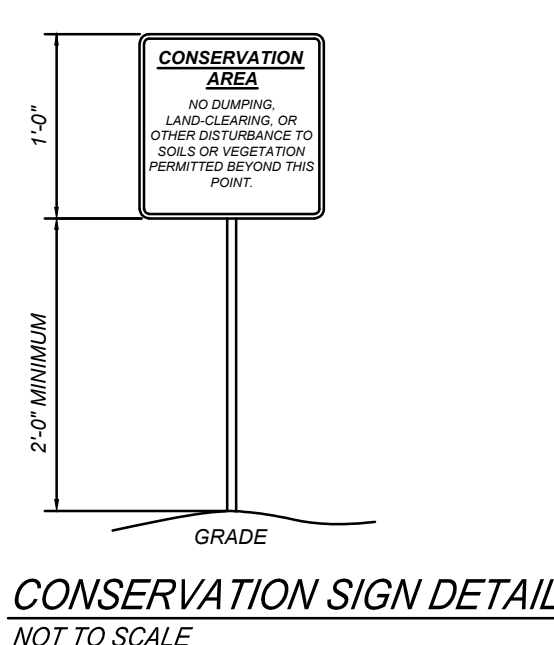
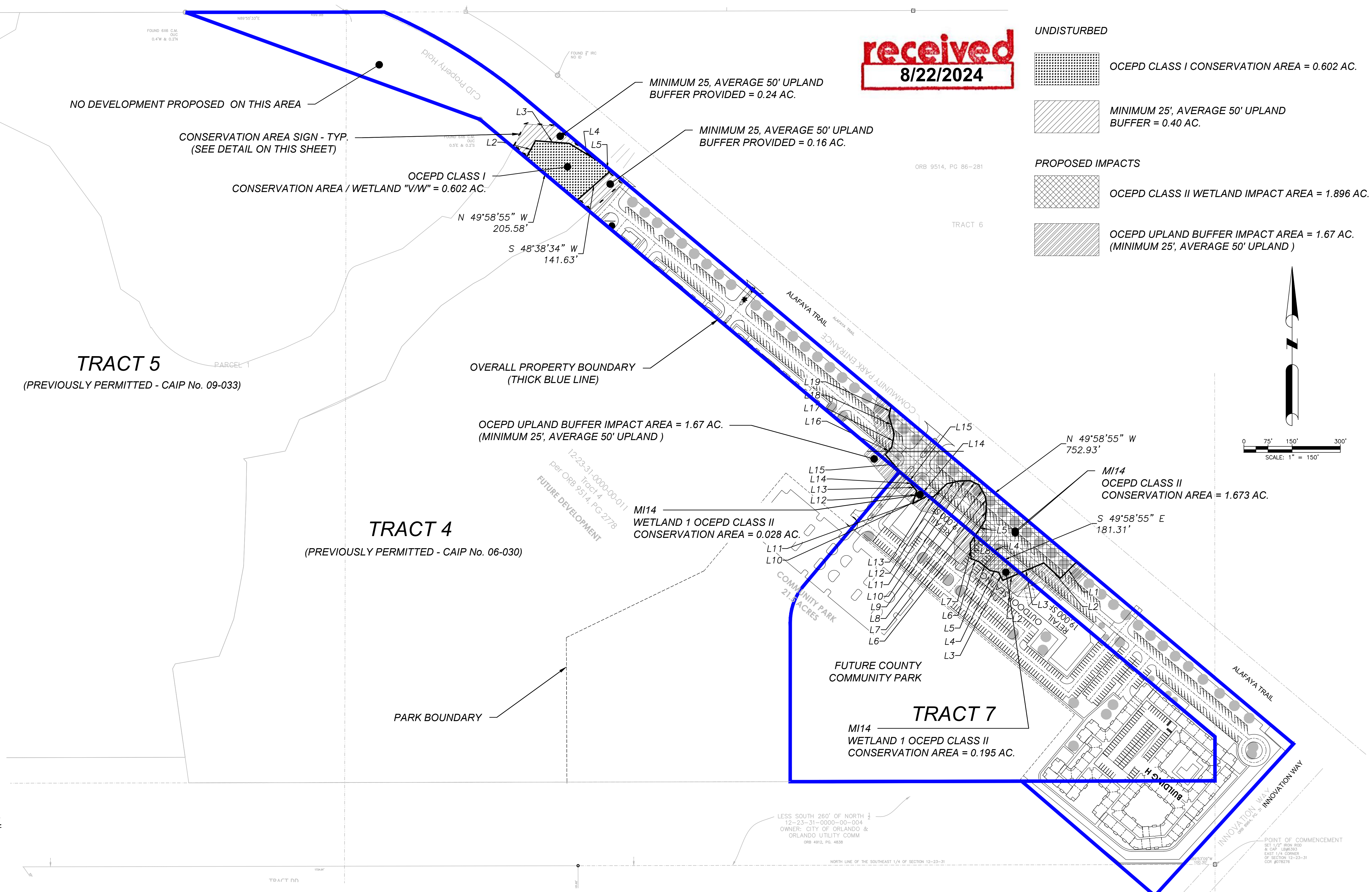
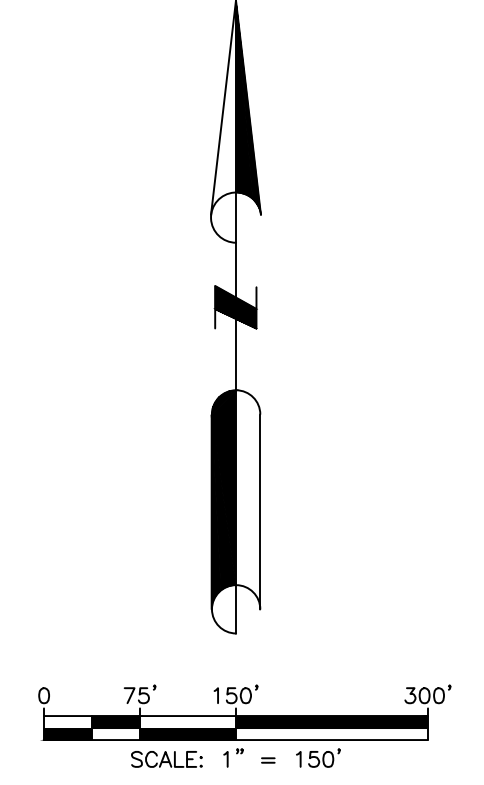
**Project Site** 

**Project Location** 



**received**  
8/22/2024

- UNDISTURBED**
- OCEPD CLASS I CONSERVATION AREA = 0.602 AC.
  - MINIMUM 25', AVERAGE 50' UPLAND BUFFER = 0.40 AC.
- PROPOSED IMPACTS**
- OCEPD CLASS II WETLAND IMPACT AREA = 1.896 AC.
  - OCEPD UPLAND BUFFER IMPACT AREA = 1.67 AC. (MINIMUM 25', AVERAGE 50' UPLAND)



F:\MG4\Exhibits\05-01-2024\Tract 4 & CID\WETLAND EXHIBIT.dwg, 8/13/2024 10:07:32 AM



**DAVE SCHMITT ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

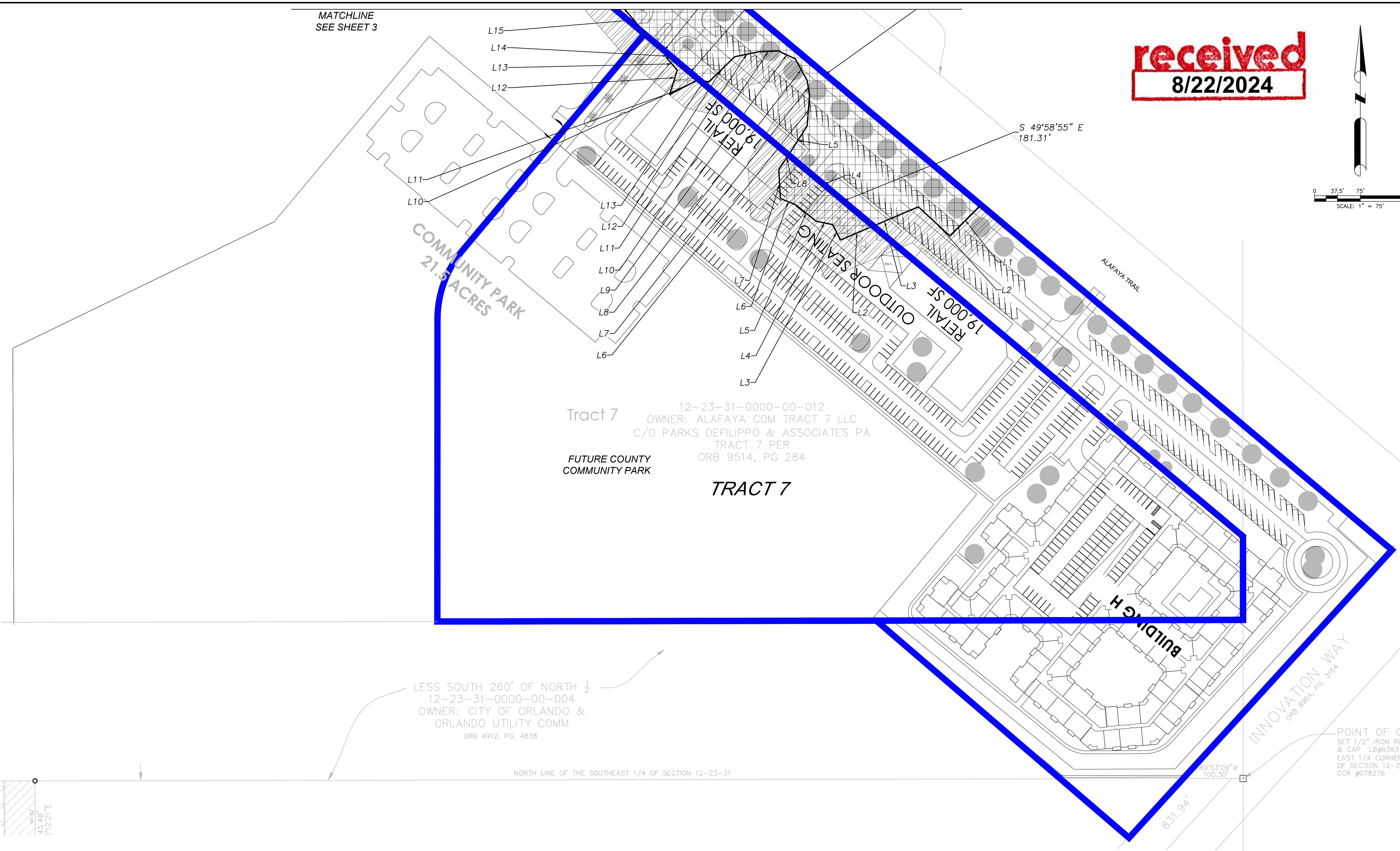
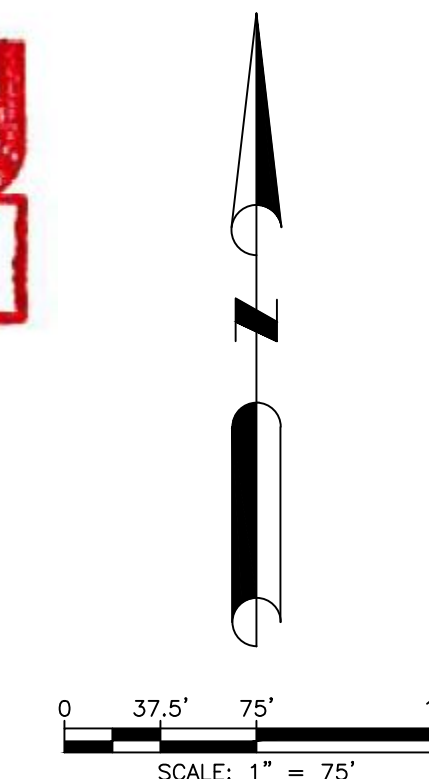
**ENVIRONMENTAL CONSIDERATIONS - EXHIBIT**  
THE RESERVE AT ALAFAYA - TRACT 7 & THE CJD PROPERTY HOLDINGS PARCEL  
ORANGE COUNTY, FLORIDA

DATE: MAY 2024  
PROJECT NO.: MG-4  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1" = 150'  
SHEET: 1 OF 3

F:\MG4\Exhibits\05-01-2024\Tract 4 & CIDWETLAND EXHIBIT.dwg, 8/13/2024 10:07:32 AM

MATCHLINE  
SEE SHEET 3

**received**  
**8/22/2024**



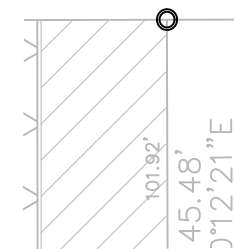
Tract 7  
12-23-31-0000-00-012  
OWNER: ALAFAYA COM TRACT 7 LLC  
C/O PARKS DEFILIPPO & ASSOCIATES PA  
TRACT 7 PER  
ORB 9514, PG 284

**TRACT 7**

LESS SOUTH 260' OF NORTH 1/2  
12-23-31-0000-00-004  
OWNER: CITY OF ORLANDO &  
ORLANDO UTILITY COMM  
ORB 4912, PG. 4838

NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-23-31

POINT OF COMMENC  
SET 1/2" IRON ROD  
& CAP LB#6393  
EAST 1/4 CORNER  
OF SECTION 12-23-31  
CCR #078276



**DAVE SCHMITT  
ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

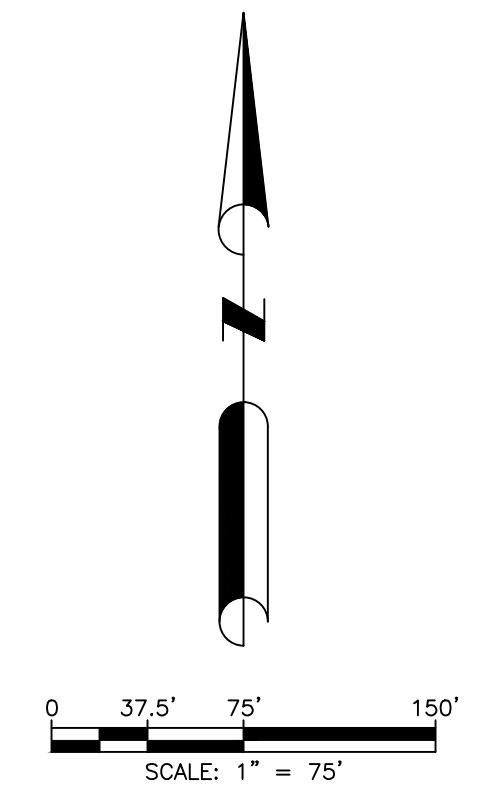
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

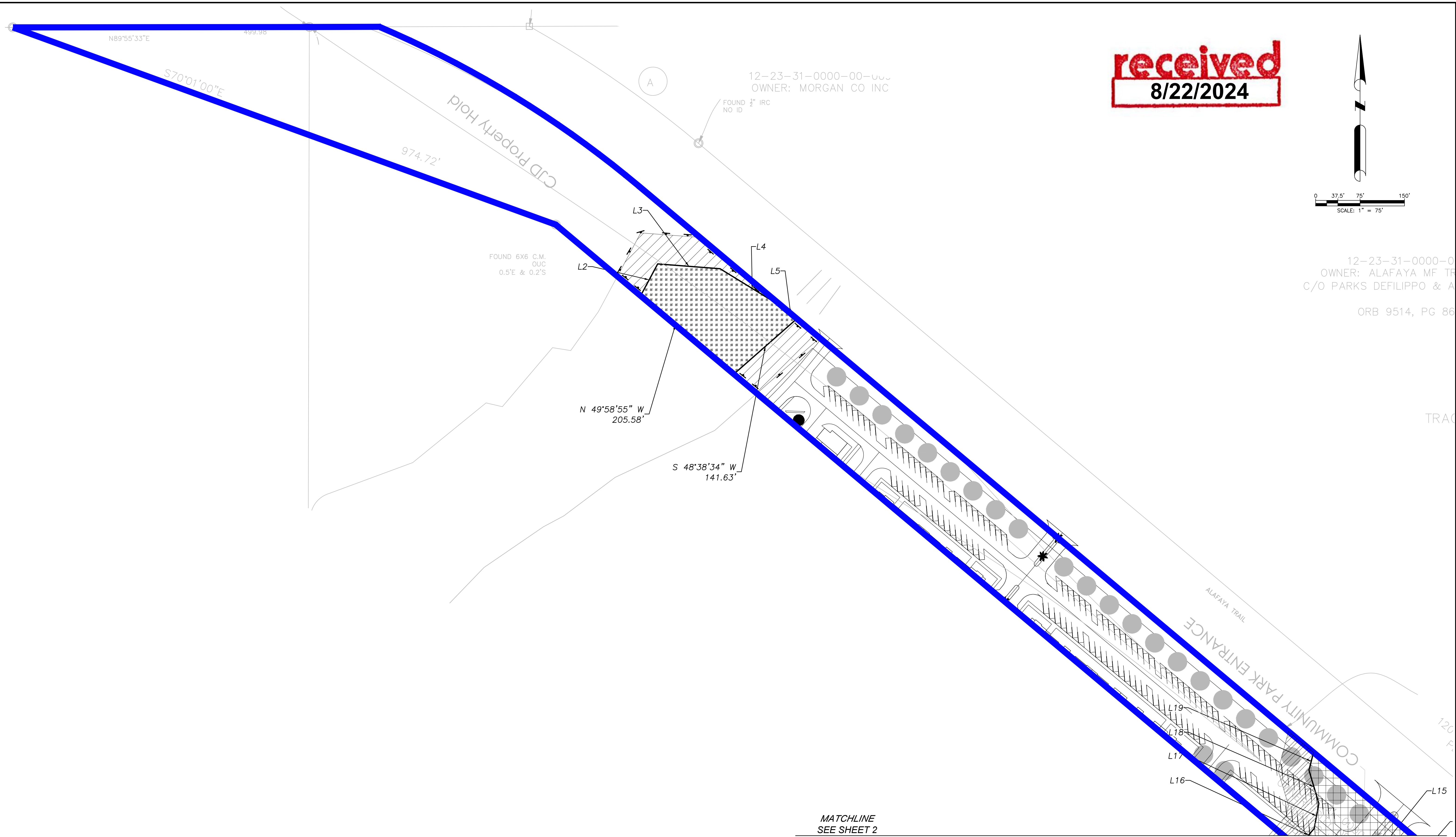
**SITE PLAN 1 - EXHIBIT**  
THE RESERVE AT ALAFAYA - TRACT 7 & THE CJD PROPERTY HOLDINGS PARCEL  
ORANGE COUNTY, FLORIDA

DATE: MAY 2024  
PROJECT NO.: MG-4  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1" = 75'  
SHEET: 2 OF 3

**received**  
8/22/2024



12-23-31-0000-0  
OWNER: ALAFAYA MF TR  
C/O PARKS DEFILIPPO & A  
ORB 9514, PG 86



F:\MG4\Exhibits\05-01-2024\Tract 4 & CID\WETLAND EXHIBIT.dwg, 8/13/2024 10:07:32 AM



**DAVE SCHMITT  
ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

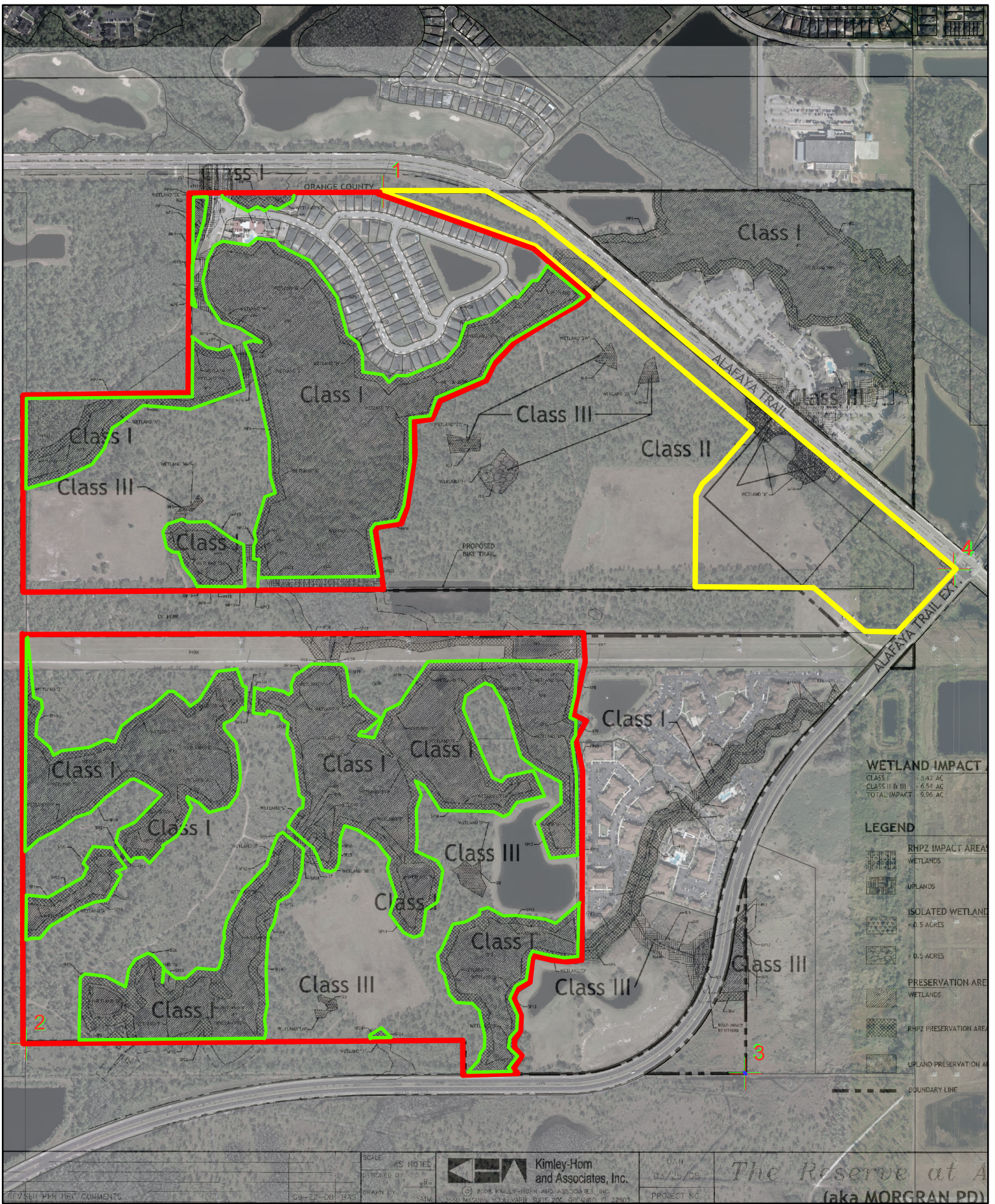
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

**SITE PLAN 2 - EXHIBIT**  
THE RESERVE AT ALAFAYA - TRACT 7 & THE CJD PROPERTY HOLDINGS PARCEL  
ORANGE COUNTY, FLORIDA

DATE: MAY 2024  
PROJECT NO.: MG-4  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1" = 75'  
SHEET: 3 OF 3





**WETLAND IMPACT**

CLASS I	3.42 AC
CLASS II & III	6.54 AC
<b>TOTAL IMPACT</b>	<b>9.96 AC</b>

**LEGEND**

[Hatched Pattern]	RHPZ IMPACT AREA
[Dotted Pattern]	WETLANDS
[Cross-hatched Pattern]	UPLANDS
[Diagonal Lines]	ISOLATED WETLAND < 0.5 ACRES
[Diagonal Lines]	> 0.5 ACRES
[Dotted Pattern]	PRESERVATION AREA
[Hatched Pattern]	WETLANDS
[Cross-hatched Pattern]	RHPZ PRESERVATION AREA
[Diagonal Lines]	UPLAND PRESERVATION AREA
[Dashed Line]	BOUNDARY LINE

- Conservation Easement Doc# 20160435593
- Tracts 1, 2, 3, 5 Boundary CAI 09-033
- Tract 7 and CJD Parcel Boundary CAI-24-05-026

Reserve at Alafaya

