



Interoffice Memorandum

Received on April 10, 2025
No Advertising Requirements
EPD will send out abutters notice

April 7, 2025

To: Jennifer Lara-Klimetz, Assistant Manager
Comptroller Clerk's Office

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

From: Renée H. Parker, LEP, Manager *Elizabeth R. Johnson* for
Environmental Protection Division
(407) 836-1420

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

Subject: Request for Public Hearing on May 20, 2025, at 2:00 p.m., for a Conservation Area Impact Permit Application (CAI-23-05-022) for wetland impacts associated with construction of hotel and commercial buildings, multi-family buildings, and associated infrastructure. The project consists of multiple parcel ID numbers and is located in southwest Orange County just north of the Orange/Osceola County line between South International Drive and State Road 417 in Orlando, Florida 32821; District 1

NOTE: Schedule this public hearing concurrently with LUP-22-01-002

Applicants: Shingle Creek Co-Owners, LLC

Type of Hearing: Conservation Area Impact Permit Application

Hearing required by
Florida Statute # or Code: Chapter 15, Article X, Conservation Areas Ordinance (adopted in 1987)

Advertising requirements: None

Advertising timeframes: N/A

Abutters to be notified: The applicant and authorized agent will be notified at least (7) seven days prior to public hearing by the Environmental Protection Division (EPD).

April 7, 2025

Request for Public Hearing – Conservation Area Impact Permit Application for the Tuscana PD, Shingle Creek Co-Owners, LLC (CAI-23-05-022)

Estimated time required

For public hearing: 2 minutes

Municipality or other
Public Agency to be
notified:

South Florida Water Management District, Lisa Prather,
lprather@sfwmd.gov

Hearing Controversial: Yes

District #: 1

Materials being submitted as backup for public hearing request:

1. Location Map
2. Parcel ID Number List
3. Wetland Impact Map
4. Site Plans
5. Mitigation Plan
6. Site Photos

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.

Advertising Language:

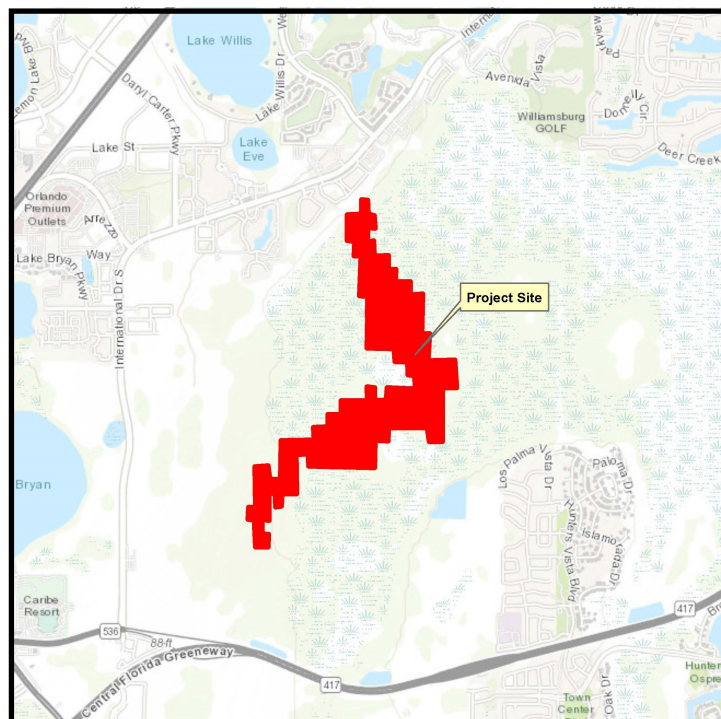
1. Applicant, Shingle Creek Co-Owners, LLC, is requesting a Conservation Area Impact Permit Application (CAI-23-05-022) to authorize impacts to 22.444 acres of wetlands for the construction of the Tuscana PD which includes hotel and commercial buildings, multi-family buildings and associated infrastructure, pursuant to Chapter 15, Article X, Conservation Area Ordinance (adopted 1987). The project also includes 28.035 acres of secondary wetland impacts. The project is located in southwest Orange County just north of the Orange/Osceola County line between South International Drive and State Road 417 in Orlando, Florida 32821, multiple parcel ID numbers; District 1.

HD/KGK/TMH/ERJ/RHP:ae

Attachments

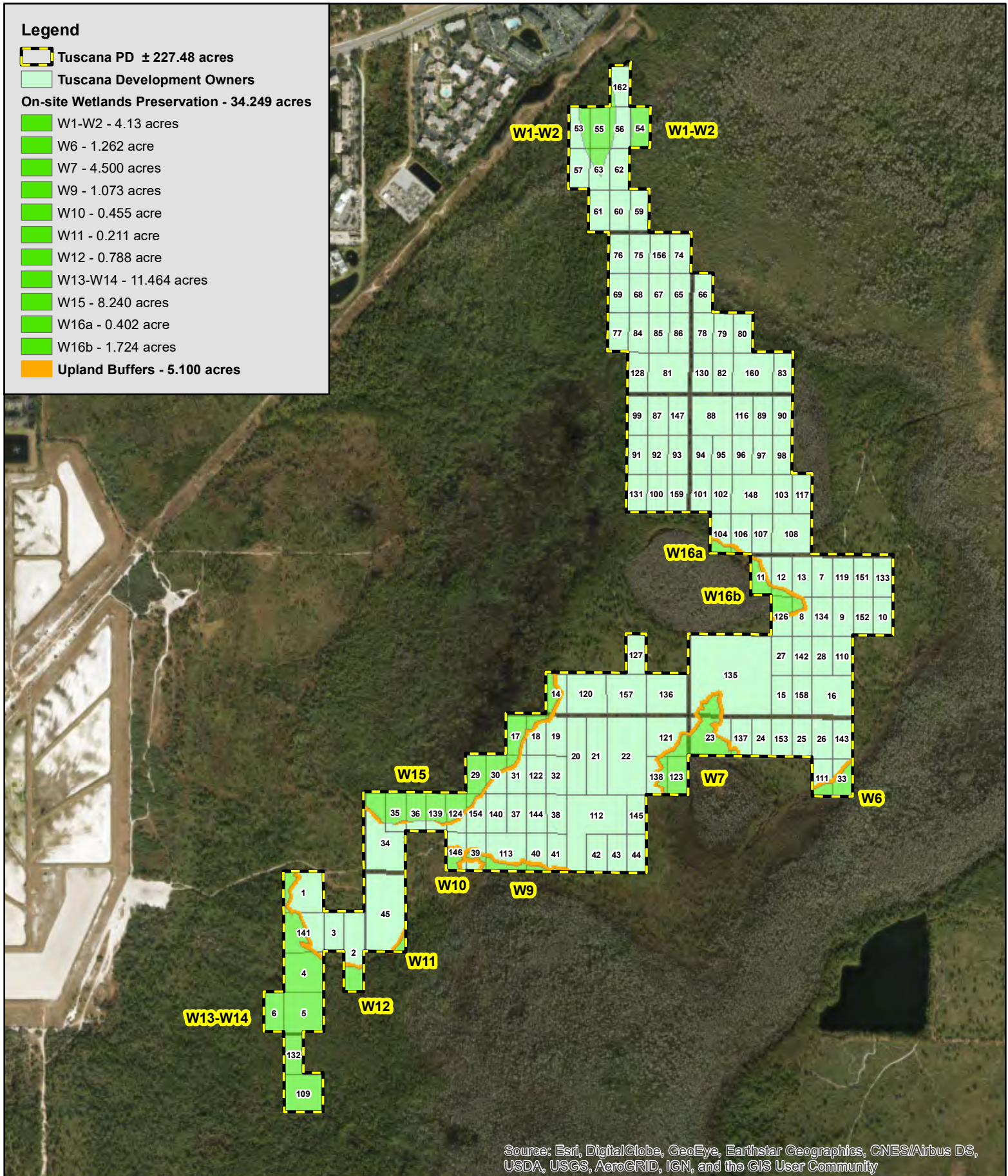
An aerial photograph showing a large, irregularly shaped area of land outlined in yellow. The area is primarily covered in dense green vegetation, likely a wetland or forest. To the left of the yellow boundary, there is a developed area with buildings, parking lots, and a road. To the right, there is a large body of water, possibly a lake or reservoir, with some smaller ponds and a road running along its edge. The yellow boundary line follows the edge of the vegetated area, separating it from the developed and aquatic regions.

Property Location



Legend

- Tuscana PD ± 227.48 acres
- Tuscana Development Owners
- On-site Wetlands Preservation - 34.249 acres**
 - W1-W2 - 4.13 acres
 - W6 - 1.262 acre
 - W7 - 4.500 acres
 - W9 - 1.073 acres
 - W10 - 0.455 acre
 - W11 - 0.211 acre
 - W12 - 0.788 acre
 - W13-W14 - 11.464 acres
 - W15 - 8.240 acres
 - W16a - 0.402 acre
 - W16b - 1.724 acres
- Upland Buffers - 5.100 acres



Map_ID	PARCEL	NAME1
1	282426000000026	SHINGLE CREEK CO-OWNERS LLC
2	282426000000092	SHINGLE CREEK CO-OWNERS LLC
3	282426000000011	SHINGLE CREEK CO-OWNERS LLC
4	282426000000023	SHINGLE CREEK CO-OWNERS LLC
5	282426000000036	SHINGLE CREEK CO-OWNERS LLC
6	282426000000008	SHINGLE CREEK CO-OWNERS LLC
7	282425584400053	SHINGLE CREEK CO-OWNERS LLC
8	282425584400061	SHINGLE CREEK CO-OWNERS LLC
9	282425584400051	SHINGLE CREEK CO-OWNERS LLC
10	282425584400043	SHINGLE CREEK CO-OWNERS LLC
11	282425584400072	SHINGLE CREEK CO-OWNERS LLC
12	282425584400062	SHINGLE CREEK CO-OWNERS LLC
13	282425584400060	SHINGLE CREEK CO-OWNERS LLC
14	282425584400213	SHINGLE CREEK CO-OWNERS LLC
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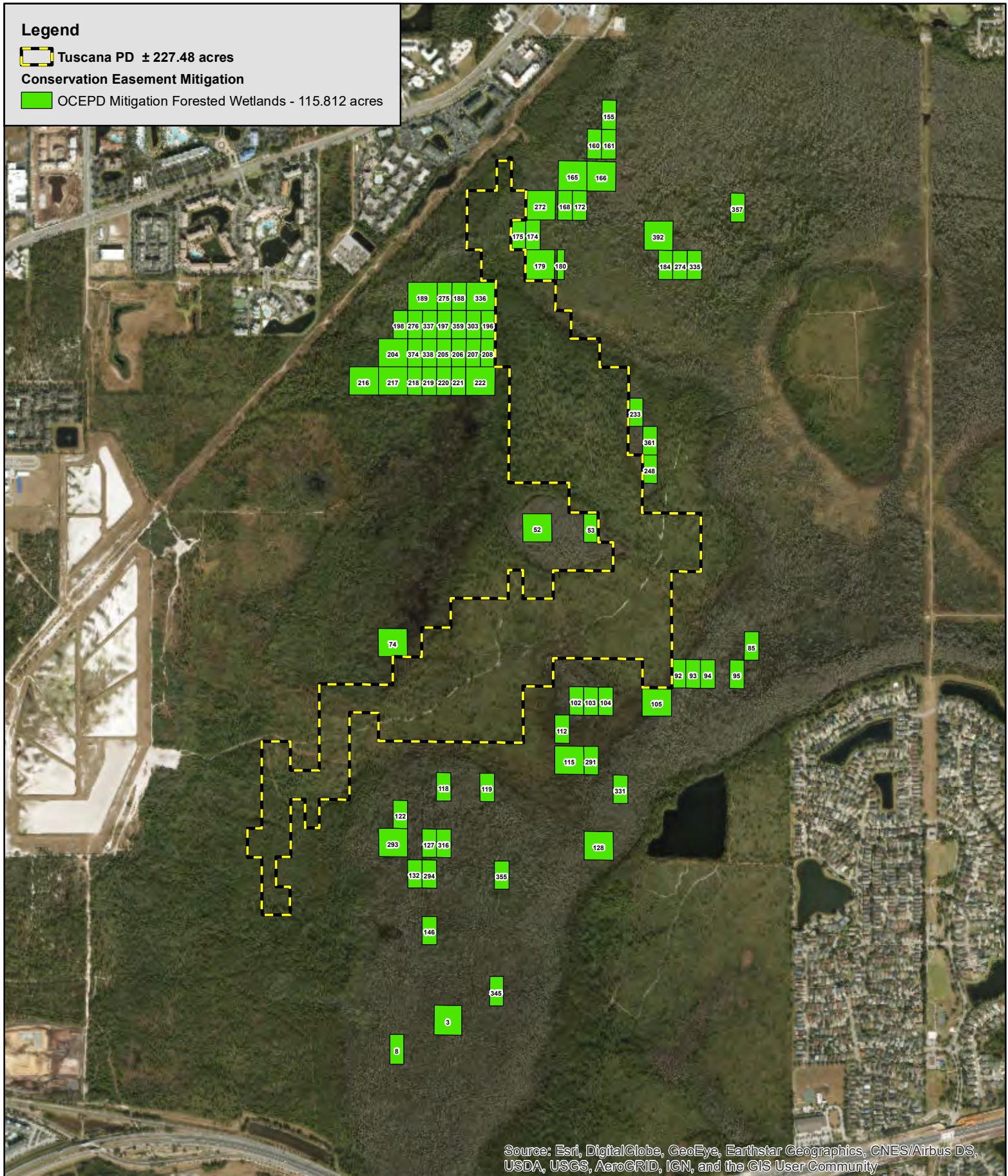
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162	282424584400424	SHINGLE CREEK CO-OWNERS LLC

Legend

 Tuscana PD ± 227.48 acres

Conservation Easement Mitigation

 OCEPD Mitigation Forested Wetlands - 115.812 acres



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community










MapID_	PARCEL	NAME1
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374	282424584400844	SHINGLE CREEK CO-OWNERS LLC
392	282424584400603	SHINGLE CREEK CO-OWNERS LLC



Legend

 Tuscana PD ± 227.48 acres














Wetland Impacts - 22.444 acres

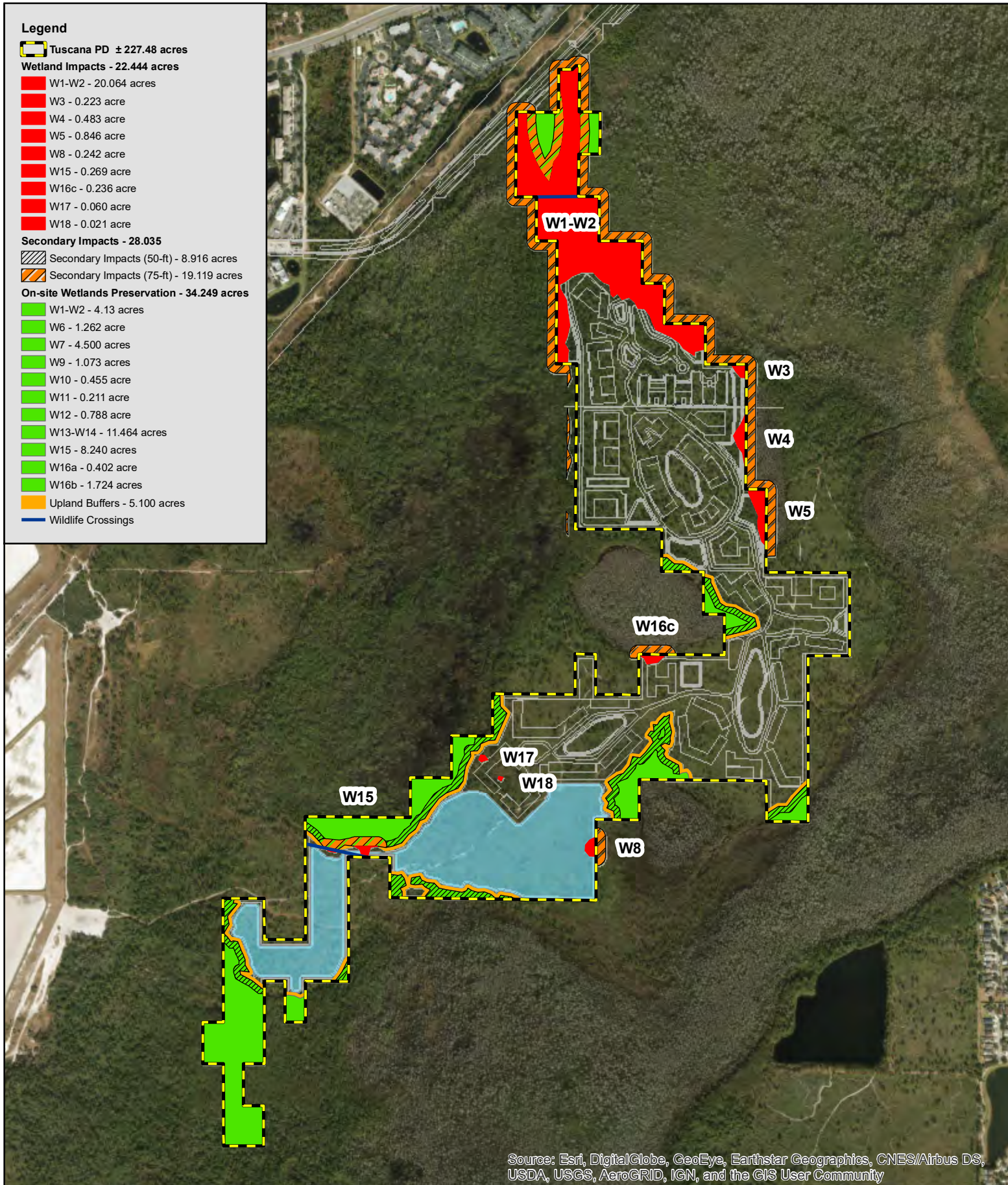
-  W1-W2 - 20.064 acres
-  W3 - 0.223 acre
-  W4 - 0.483 acre
-  W5 - 0.846 acre
-  W8 - 0.242 acre
-  W15 - 0.269 acre
-  W16c - 0.236 acre
-  W17 - 0.060 acre
-  W18 - 0.021 acre

Secondary Impacts - 28.035

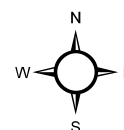
-  Secondary Impacts (50-ft) - 8.916 acres
-  Secondary Impacts (75-ft) - 19.119 acres

On-site Wetlands Preservation - 34.249 acres

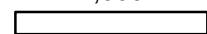
-  W1-W2 - 4.13 acres
-  W6 - 1.262 acre
-  W7 - 4.500 acres
-  W9 - 1.073 acres
-  W10 - 0.455 acre
-  W11 - 0.211 acre
-  W12 - 0.788 acre
-  W13-W14 - 11.464 acres
-  W15 - 8.240 acres
-  W16a - 0.402 acre
-  W16b - 1.724 acres
-  Upland Buffers - 5.100 acres
-  Wildlife Crossings



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



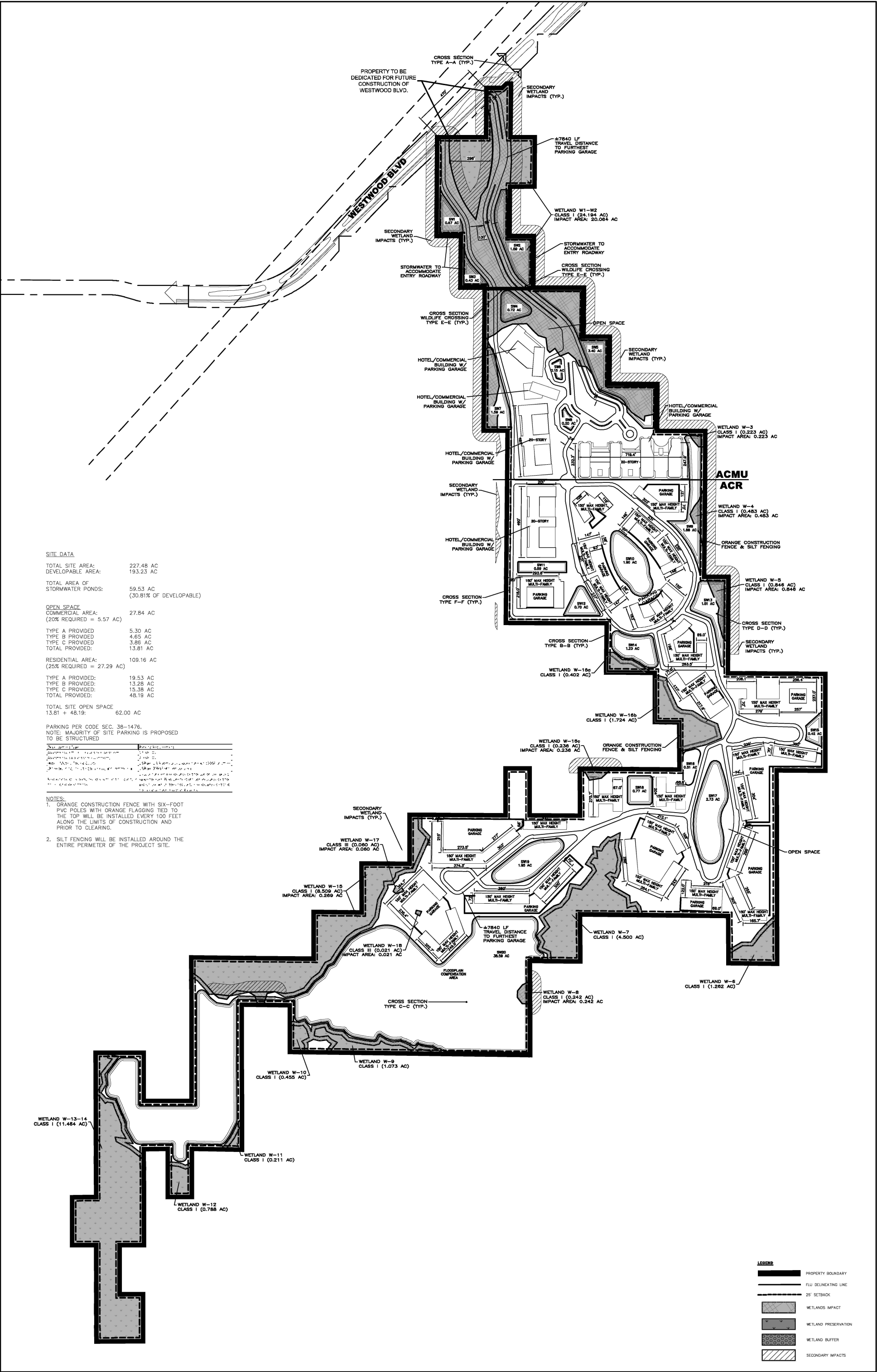
1,000

 Feet

Project #: 1289-01

Produced By: SAS

Date: 3/25/2025



SITE DATA

TOTAL SITE AREA: 227.48 AC
DEVELOPABLE AREA: 193.23 AC

TOTAL AREA OF STORMWATER PONDS: 59.53 AC
(30.81% OF DEVELOPABLE)

OPEN SPACE
COMMERCIAL AREA: 27.84 AC
(20% REQUIRED = 5.57 AC)

TYPE A PROVIDED: 5.30 AC
TYPE B PROVIDED: 4.65 AC
TYPE C PROVIDED: 3.98 AC
TOTAL PROVIDED: 13.93 AC

RESIDENTIAL AREA: 109.16 AC
(25% REQUIRED = 27.29 AC)

TYPE A PROVIDED: 19.53 AC
TYPE B PROVIDED: 13.28 AC
TYPE C PROVIDED: 15.38 AC
TOTAL PROVIDED: 48.19 AC

TOTAL SITE OPEN SPACE
13.93 + 48.19 = 62.12 AC

PARKING PER CODE SEC. 38-1476
NOTE: MAJORITY OF SITE PARKING IS PROPOSED TO BE STRUCTURED

Wetland Type	Wetland Class	Wetland Area (AC)	Wetland Impact Area (AC)
Wetland W-1	Class I	0.47	0.47
Wetland W-2	Class I	1.20	1.20
Wetland W-3	Class I	0.223	0.223
Wetland W-4	Class I	0.483	0.483
Wetland W-5	Class I	0.846	0.846
Wetland W-6	Class I	1.262	1.262
Wetland W-7	Class I	4.500	4.500
Wetland W-8	Class I	0.242	0.242
Wetland W-9	Class I	1.073	1.073
Wetland W-10	Class I	0.455	0.455
Wetland W-11	Class I	0.211	0.211
Wetland W-12	Class I	0.788	0.788
Wetland W-13-14	Class I	11.484	11.484
Wetland W-15	Class I	8.509	0.269
Wetland W-16a	Class I	0.402	0.402
Wetland W-16b	Class I	1.724	1.724
Wetland W-16c	Class I	0.236	0.236
Wetland W-17	Class III	0.060	0.060

- NOTES:**
- ORANGE CONSTRUCTION FENCE WITH SIX-FOOT PVC POLES WITH ORANGE FLAGGING TIED TO THE TOP WILL BE INSTALLED EVERY 100 FEET ALONG THE LIMITS OF CONSTRUCTION AND PRIOR TO CLEARING.
 - SILT FENCING WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE.

LEGEND

- PROPERTY BOUNDARY
- FLU DELINEATING LINE
- 25' SETBACK
- WETLANDS IMPACT
- WETLAND PRESERVATION
- WETLAND BUFFER
- SECONDARY IMPACTS

TUSCANA

ORANGE COUNTY, FL

SITE PLAN

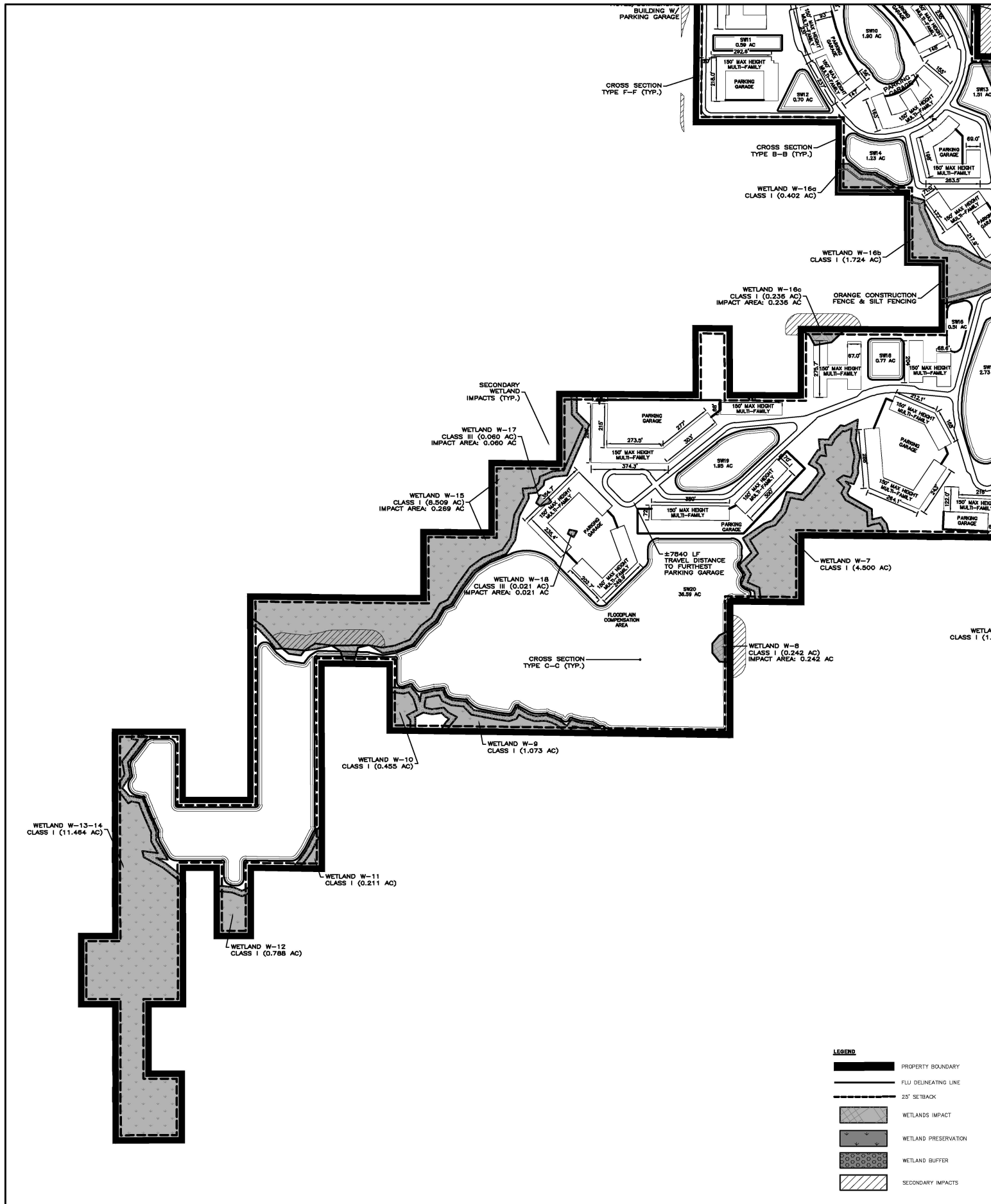
3/20/2025 - CONTACT JENNIFER STICKLER (407) 427-1662

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

KimleyHorn

Kimley»Horn



TUSCANA

SP-05-2

ORANGE COUNTY, FL

SITE PLAN

3/20/2025- CONTACT JENNIFER STICKLER (407) 427-1662

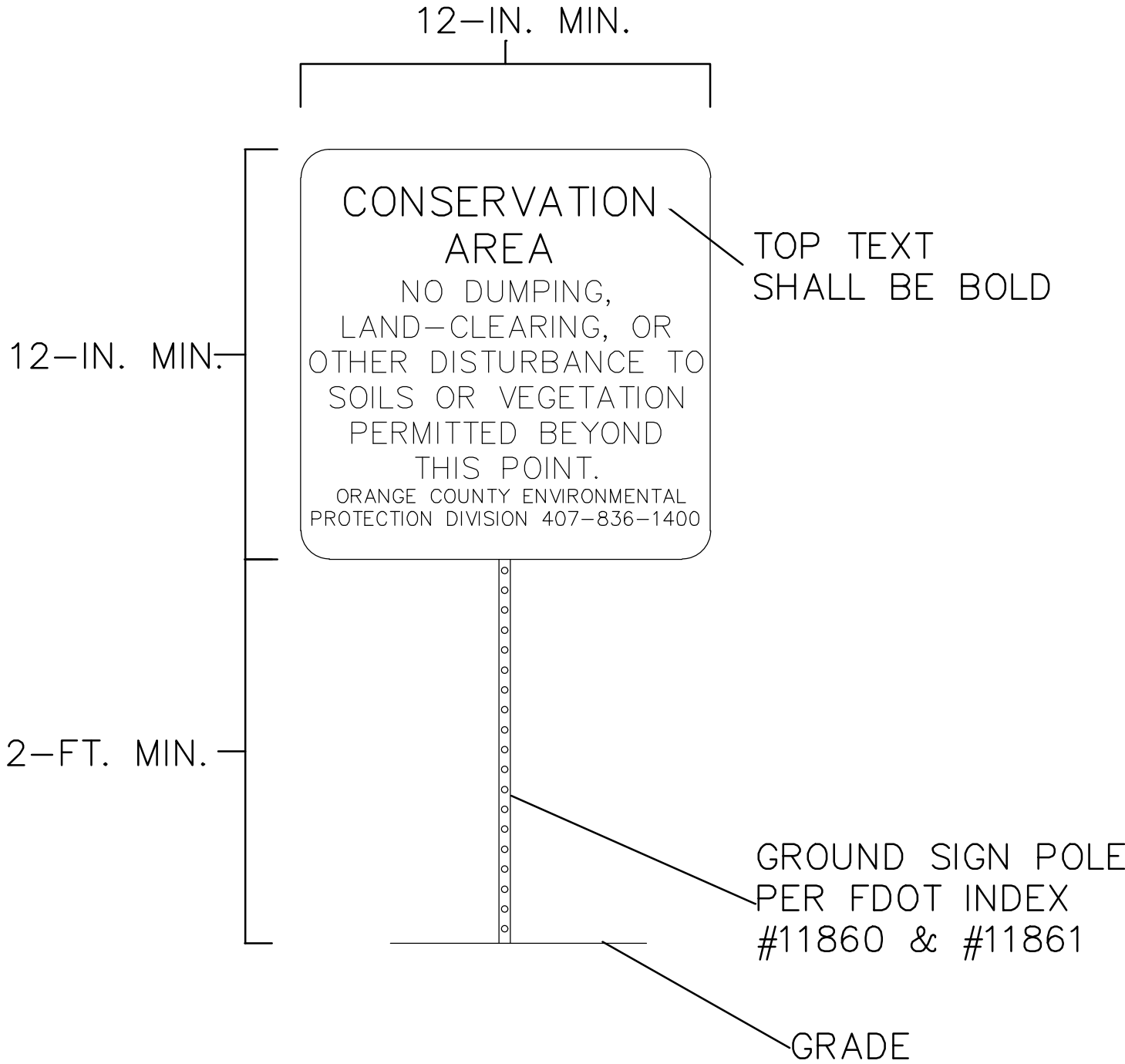
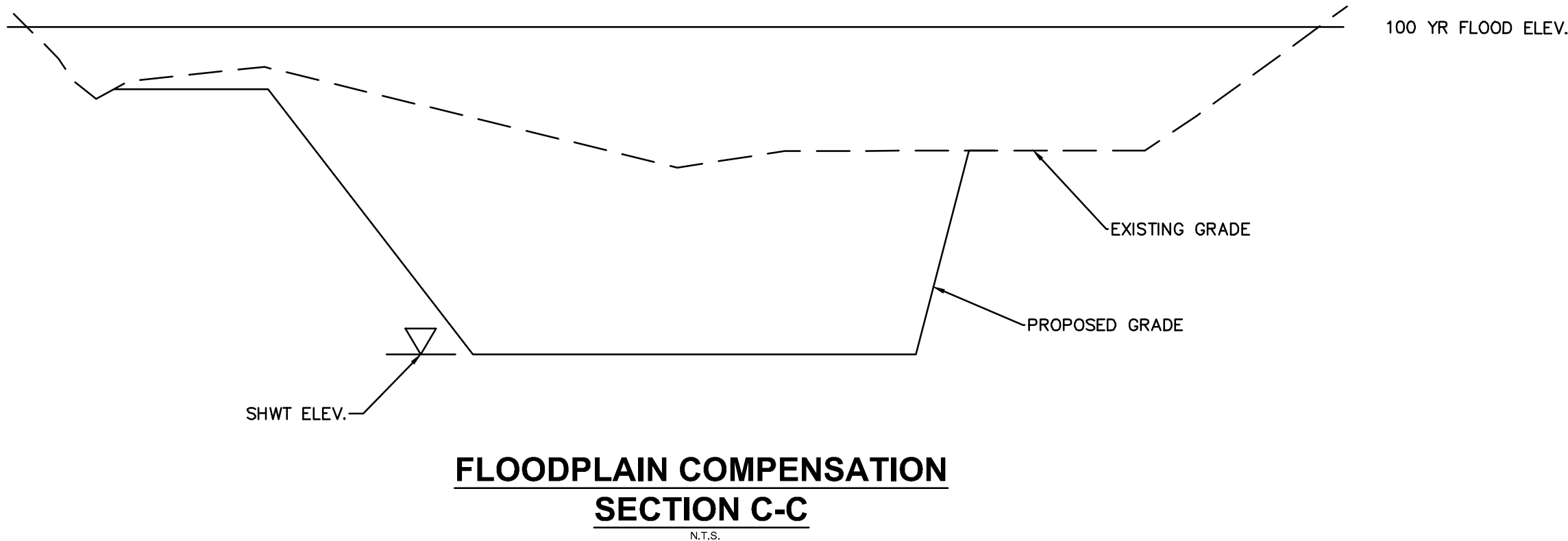
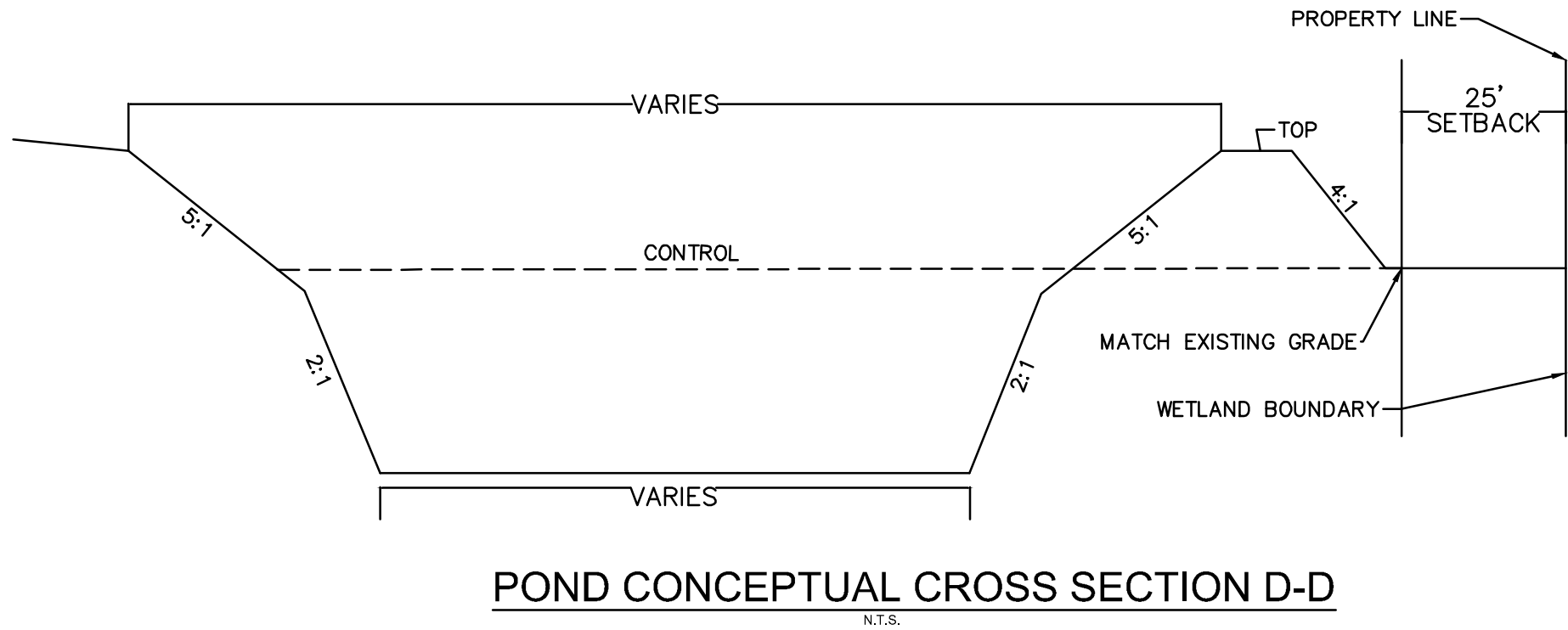
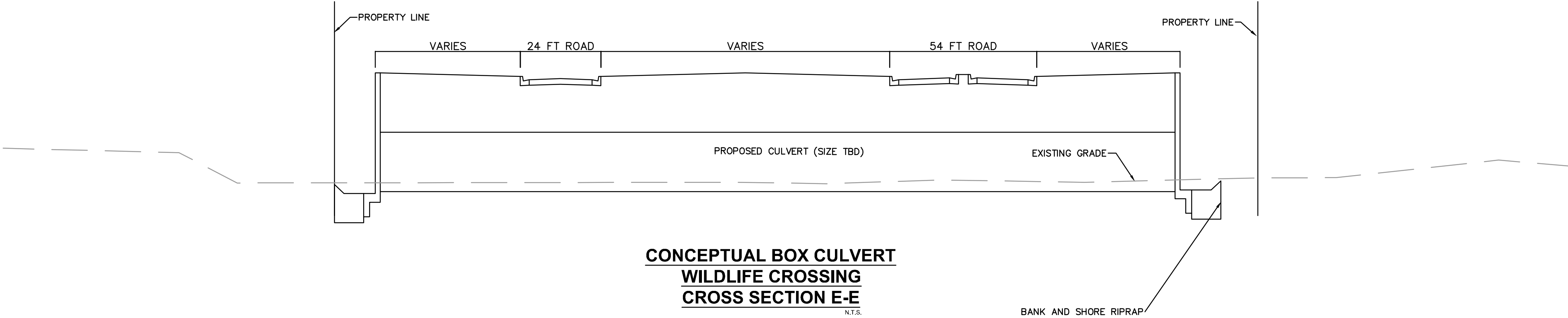
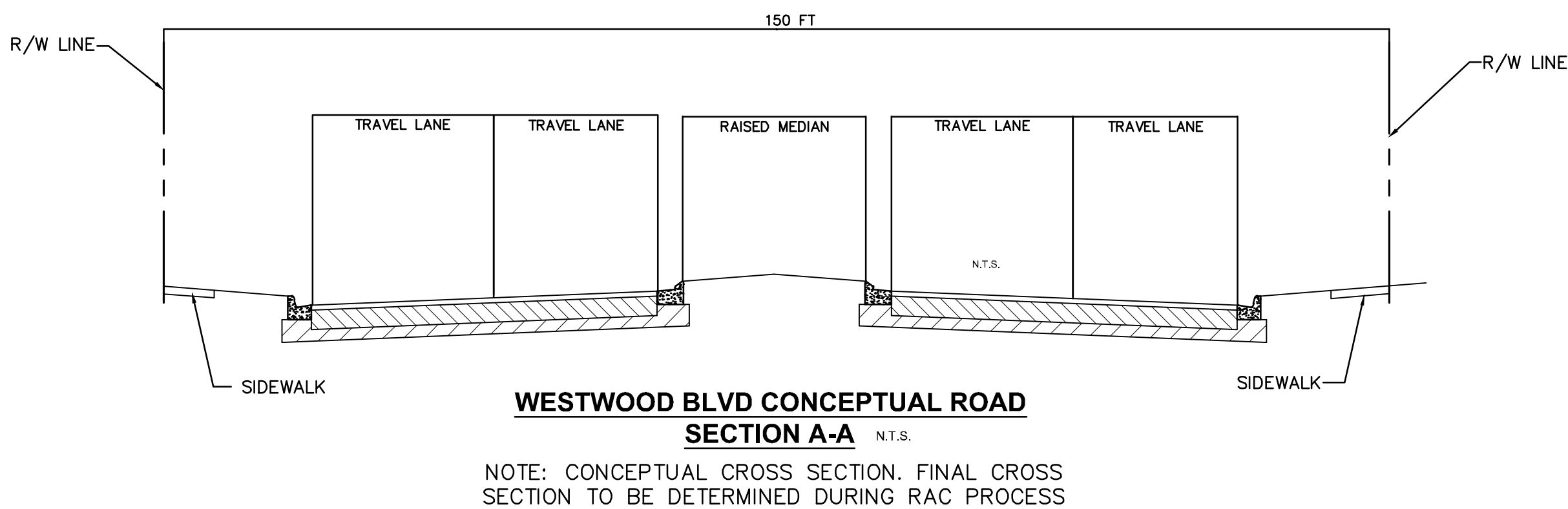
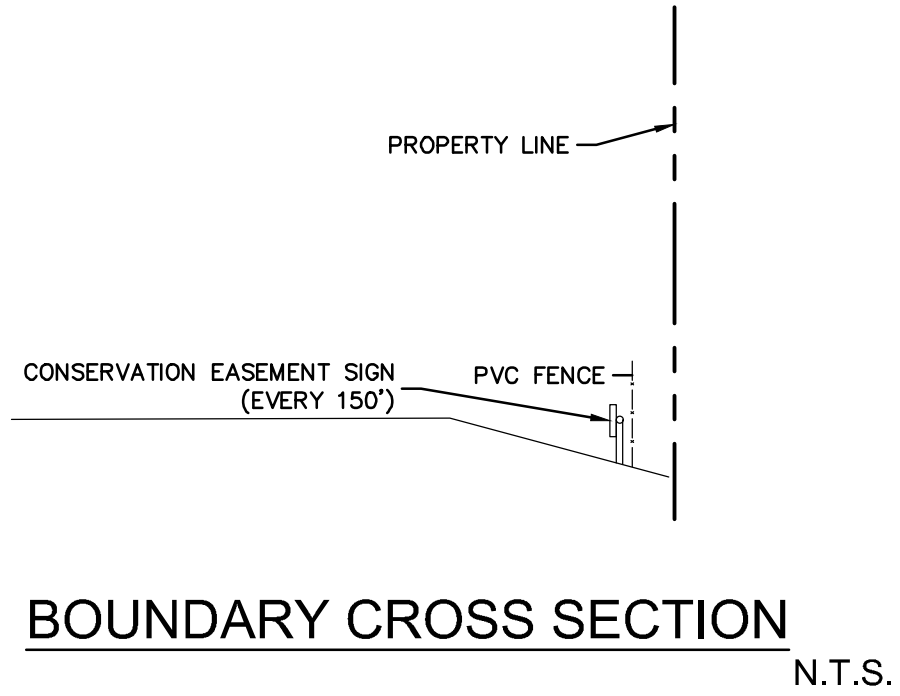
GRAPHIC SCALE IN FEET
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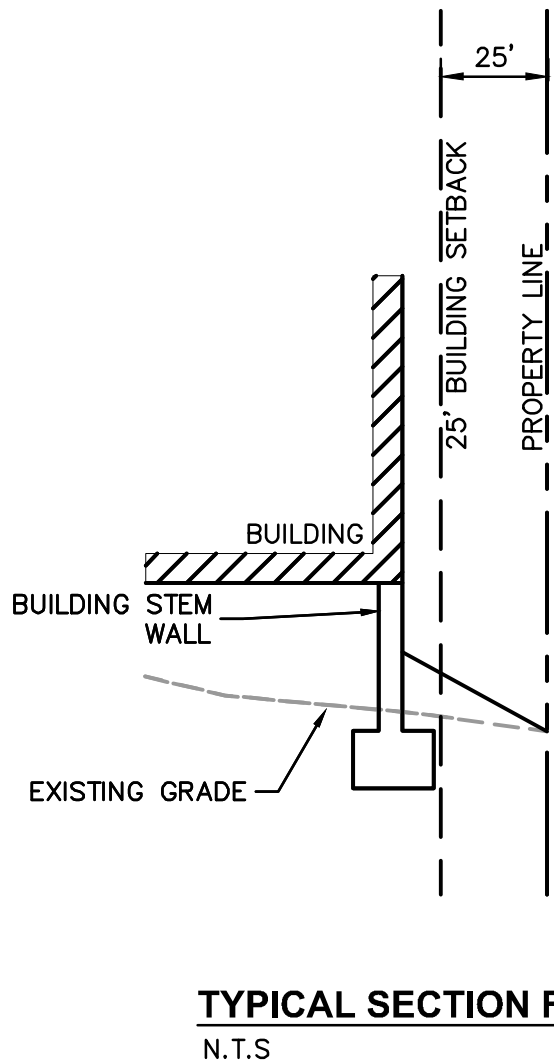
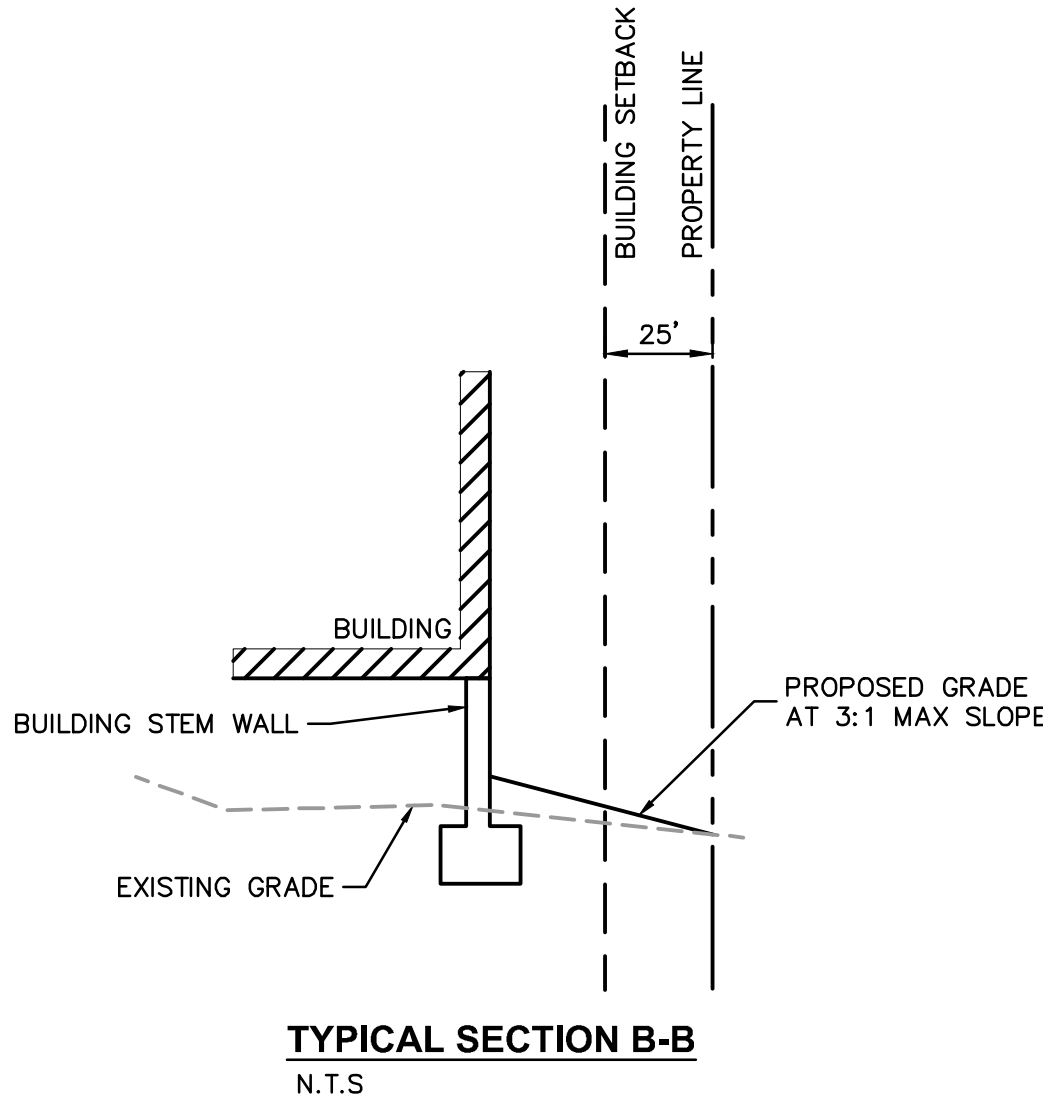
KimleyHorn

Plotted By: Lupo, Daniel Sheet Set: WESTSIDE PSP AND INFRASTRUCTURE DP Layout: PSP6-DETAILS March 20, 2025 04:24:50pm K:\ORL_Civil\049605001--Shingle Creek\CADD\EXHIBITS\Wetland and Westwood Cross Sections\Cross-section Details.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



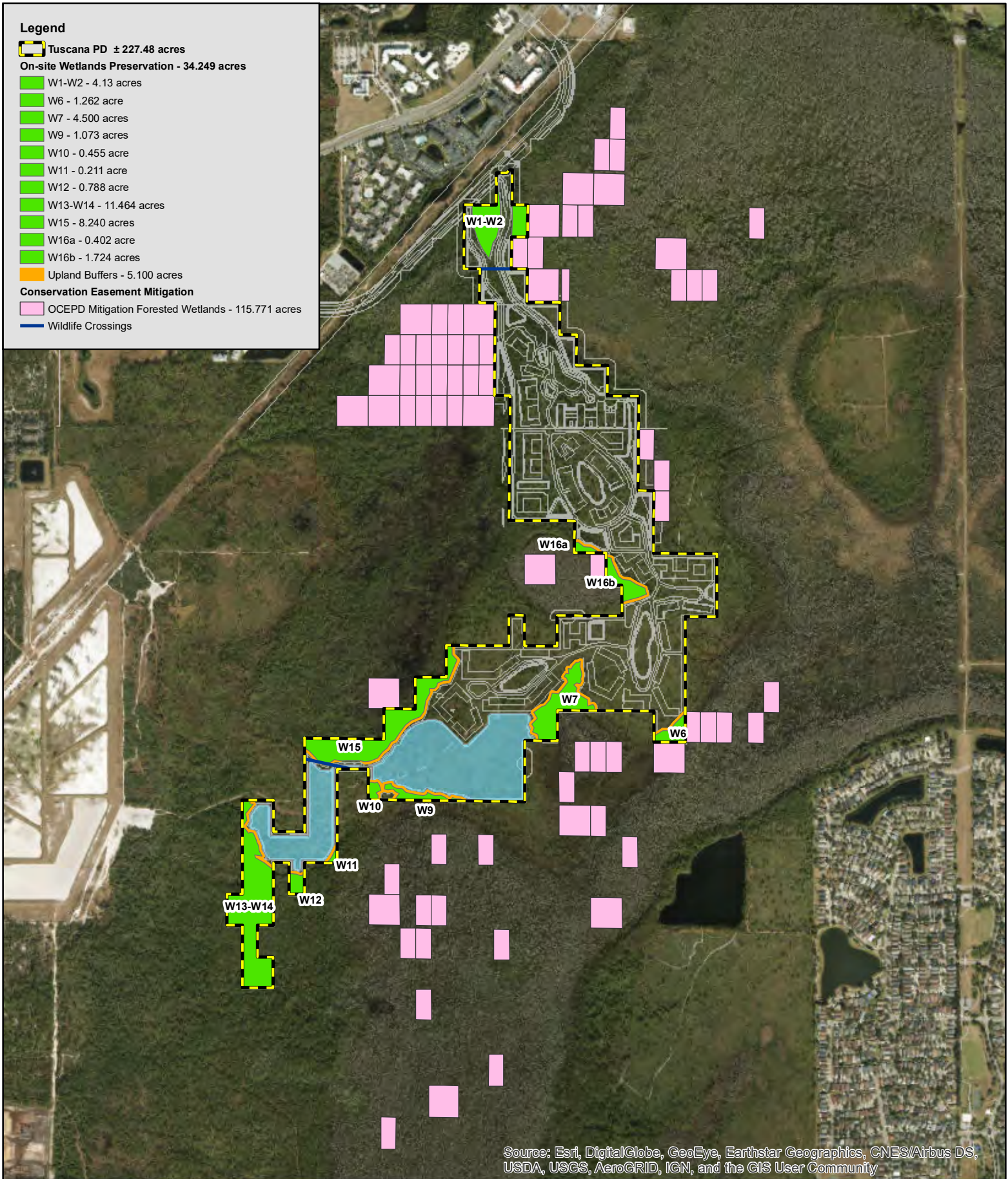
- SIGN NOTES:**
- SIGNS SHOULD BE PLACED AT 150' INTERVALS ALONG THE EDGE OF THE CONSERVATION EASEMENT.
 - CONTRACTOR SHALL ERECT PERMANENT PROPERTY MONUMENTS THAT ARE VISIBLE TO RESIDENTS AND GROUND CREWS THAT CLEARLY DEFINE THE CONSERVATION EASEMENT BOUNDARY. MONUMENTS SHALL BE VISIBLE AND DURABLE 4-INCH SQUARE BY 4' TALL CONCRETE PILLARS, BURIED 2' IN THE GROUND. PILLARS SHOULD BE INSTALLED IN 50' INCREMENTS ALONG CONSERVATION EASEMENT LINE.
 - SIGNS SHALL STATE "CONSERVATION AREA - NO DUMPING, LAND-CLEARING, OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT.




SHEET NUMBER		ORANGE COUNTY		FLORIDA	
GENERAL DETAILS		KHA PROJECT 149581003		LICENSED PROFESSIONAL	
		DATE		JENNIFER J. STOCKLER, P.E.	
		SCALE AS SHOWN		FLORIDA LICENSE NUMBER	
		DESIGNED BY		76118	
		DRAWN BY		DATE:	
		CHECKED BY		WWW.KIMLEY-HORN.COM REGISTRY No. 35106	
				© 2024 KIMLEY-HORN AND ASSOCIATES, INC.	
				200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801	
				PHONE: 407-898-1511	
				WWW.KIMLEY-HORN.COM	
				No.	
				REVISIONS	
				DATE	
				BY	


Legend


- Tuscana PD ± 227.48 acres
- On-site Wetlands Preservation - 34.249 acres
 - W1-W2 - 4.13 acres
 - W6 - 1.262 acre
 - W7 - 4.500 acres
 - W9 - 1.073 acres
 - W10 - 0.455 acre
 - W11 - 0.211 acre
 - W12 - 0.788 acre
 - W13-W14 - 11.464 acres
 - W15 - 8.240 acres
 - W16a - 0.402 acre
 - W16b - 1.724 acres
- Upland Buffers - 5.100 acres
- Conservation Easement Mitigation
 - OCEPD Mitigation Forested Wetlands - 115.771 acres
 - Wildlife Crossings





Legend


 Tuscana PD ± 227.48 acres
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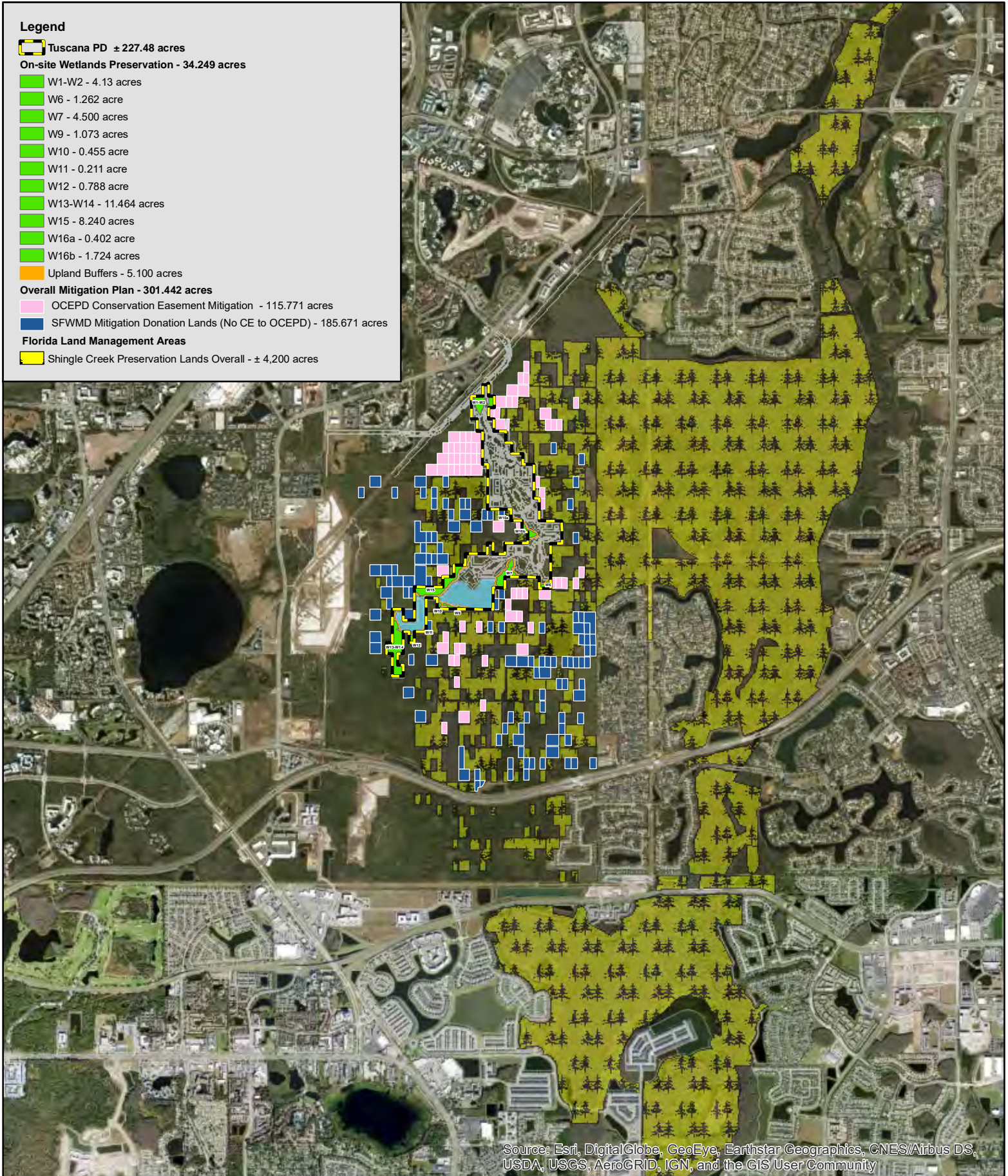
Overall Mitigation Plan - 301.442 acres

 OCEPD Conservation Easement Mitigation - 115.771 acres

 SFWMD Mitigation Donation Lands (No CE to OCEPD) - 185.671 acres

Florida Land Management Areas

 Shingle Creek Preservation Lands Overall - ± 4,200 acres



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Tuscana PD Maintenance and Monitoring Program

The Tuscana PD Mitigation consists of both on-site and off-site wetland and upland buffer preservation as mitigation for impacts associated with the Tuscana development plan. A conservation easement dedicated to Orange County will be placed over both the on-site and off-site preservation areas. The preservation areas will be maintained and monitored by the Permittee for five years. At the end of the five year period and when the off-site preservation has been deemed successful (Success Criteria) by SFWMD and OCEPD, the off-site preservation lands will be donated to SFWMD. If the off-site preservation lands are not deemed successful, coordination and a revised maintenance plan will be implemented to ensure the preservation lands meet the desired success criteria. Once the off-site preservation lands have been deemed successful, the off-site preservation will be donated to SFWMD for management in perpetuity. The on-site wetland preservation and upland buffers area will remain in the Permittee ownership for perpetual maintenance.

Maintenance and Monitoring Plan

The following Invasive Species Control program will be implemented to eliminate and/or control invasive plant species within the wetland preservation and upland buffers area.

- Scheduled maintenance events will occur quarterly (Years 1-5).
- Invasive species (current FLEPPC List) will be mechanically removed (such as by hand removal, light hand equipment, etc.) whenever possible. Chemical application will occur if no other removal technique seems practical.
- All reasonable efforts will be taken to limit local impacts while performing necessary maintenance activities.
- Long-term maintenance of the proposed wetland will be maintained according to the success criteria described below.

Photographic Documentation

Six (6) fixed-location photographic stations will be established during the Baseline Monitoring Event. The specific locations will be determined based on site access. Stations will provide visual documentation of the current condition of the wetland preservation and upland buffers areas. The stations will be visited during each monitoring event. The series of photographs will provide a visual record of the long-term success of the wetland preservation and upland buffers area.

Schedule and Annual Reports

Prior to the start of construction, the Baseline Monitoring Event will be completed. This event will establish the photo stations and complete initial transects of the preservation areas. Once all Permits necessary for the start of construction have been obtained, implementation of the proposed maintenance of the preservation areas will begin. Bi-annual monitoring shall be completed for the wetland preservation and upland buffers areas and results shall be reported within sixty (60) days on an annual basis for five (5) years. Each annual report will provide the results of the monitoring and maintenance activities. The report will summarize the results of the monitoring events and coverage for appropriate wetland species.

Vegetation Monitoring

Qualitative vegetation monitoring of the wetland preservation and upland buffers areas will be conducted using randomly selected pedestrian transects that are 20-ft in width. The monitoring will incorporate sampling of canopy, subcanopy, shrub and groundcover. The qualitative vegetation monitoring along a pedestrian transect will assess percent coverage of invasive species. Each transect will be at least 250 feet in length with the tracklog mapped in the annual monitoring report. If invasive species are found during one semi-annual monitoring, the same transect will be re-monitored the following semi-monitoring event to ensure that the maintenance activities have eradicated the invasive population. If no invasive species are found during a semi-annual monitoring event, then a new transect will be randomly selected for the next monitoring event in order to increase monitoring coverage. Photos and the station locations will be provided on the annual monitoring report.

Wildlife Utilization

Observations of wildlife utilization within the preservation areas will be recorded during all visits and provided within the annual monitoring reports.

Success Criteria

The criteria for determining mitigation success are as follows:

- The area comprises less than 5 percent invasive vegetation and less than 5 percent invasive exotic vegetation, as listed in the Florida Exotic Pest Plant Council's current List of Invasive Species Category I and II, and
- The above criteria has been met at the end of a five year monitoring period to SFWMD's and OCEPD's satisfaction.



