



Interoffice Memorandum

October 24, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

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

SUBJECT: November 17, 2020 – Public Hearing
Lake Roberts Reserve Conservation Area Impact Permit
Application No. CAI-19-12-069
(Related to Public Hearing Case - #LUP-19-10-347 – Lake
Roberts Reserve)

The applicant, American Orange County Investments 40, LLC, is requesting a Conservation Area Impact (CAI) Permit for authorization to impact Class I and Class III surface waters and Class I wetlands in order to construct portions of a single-family residential development known as Lake Roberts Reserve. The project will also include secondary impacts to Class I wetlands and Class I and III surface waters.

The project is located adjacent to and west of Walker Pond Road on seven parcels and portions of ten other parcels in District 1. The Parcel ID Nos. for the project are 01-23-27-0000-00-003, 004, 009, 030, 050, 058, 066; portions of 01-23-27-0000-00-001, 002, 025, 040, 041, 051, 052; and portions of 06-23-28-0000-00-038, 039, and 043.

Historically, the parcels were used for agricultural purposes with single family residential homes. The project area includes uplands (35.37 acres), wetlands (5.63 acres) and surface waters (39.26 acres).

Wetland W1-A and W1-B is a 5.63 acre portion of a larger Class I wetland associated with Lake Roberts. The wetland is vegetated with a variety of herbaceous marsh species and some trees. The applicant proposes to impact 2.36 acres of W1-A and W1-B in order to construct portions of residential lots, an internal roadway to access uplands adjacent to Lake Roberts, and an attenuation/compensating storage pond. The project also includes 1.10 acres of secondary impacts to Class I wetlands and surface waters.

SW-1 is a 0.63 acre isolated Class III surface water. This system has a mixture of nuisance/exotic and native herbaceous species. The applicant proposes to impact all of SW-1 in order to construct portions of two proposed stormwater treatment ponds and portions of two single family lots.

SW-2 is a 0.13 acre isolated Class III surface water. This system is similar in vegetative composition to SW-1 with the addition of several cypress trees. The applicant proposes to impact all of SW-2 in order to construct portions of a proposed internal roadway and portions of four single family lots.

SW-3 is a 3.06 acres portion of a larger Class I surface water that is part of Lake Roberts and W1-A and W1-B. It is part of a larger floating marsh system that is located below the Normal High Water Elevation of Lake Roberts and connects to Lake Reaves. SW-3 is vegetated with a variety of typical native freshwater marsh species with tree islands comprised of native tree species. The applicant proposes to impact the onsite portion of SW-3 in order to construct portions of the internal roadway needed to access the upland parcel adjacent to Lake Roberts and for a portion of an attenuation/compensation storage pond.

The applicant has designed the project to minimize impacts to wetlands as much as possible while working within the constraints of the available space. The applicant has reduced the size and number of the lots to minimize impacts to Class I wetlands. Class III impacts are limited to the two low-quality Class III surface waters. Additionally, a portion of the Class I surface water and wetland impacts are needed to access an upland parcel adjacent to Lake Roberts with no feasible or practical alternative.

The applicant has committed to implementing several improvements that are outlined below to protect the water quality of Lake Roberts and provide general, although not overriding, public benefits:

- The applicant will install water and sewer lines (versus wells and septic tanks as allowed by state and County regulations) to serve the development. The installation of a sewer line will also provide access for the existing homeowners along Walker Pond Road, currently utilizing septic tanks, to switch to sewer if they so choose.
- In order to protect the water quality of Lake Roberts, the applicant will implement nutrient reduction Best Management Practices (BMP's) to avoid potential additional nutrient loading into Lake Roberts in the post-development condition. The nutrient reduction BMPs to be implemented will provide for increased nutrient removal efficiencies such that the nutrient loading in the post-development condition will be less than the pre-development condition. The permit will be conditioned to require a plan that describes the implementation, operation, and maintenance of the nutrient reduction BMPs.
- The proposed attenuation/compensating storage pond will be connected to Lake Roberts via a weir to allow for inflow from Lake Roberts when water levels reach the 100-year floodplain elevation in order for the pond to provide compensating storage. The applicant will plant the littoral zone of the attenuation/compensating storage area with appropriate native species in order to replicate and replace a portion of the surface water wildlife habitat impacted during the construction of the pond. The permit is conditioned such that the littoral zone will be monitored and maintained and must meet success criteria.
- The applicant will improve Walker Pond Road to County standards including repaving, widening and accommodating drainage.

- The applicant will provide an off-site solution to the flooding problem on Walker Pond Road and the seasonal flooding on McKinnon Road.

As mitigation for the direct and secondary impacts to surface waters and wetlands, the applicant has proposed to:

- Donate 52.98 acres of wetlands near Black Lake (Parcel IDs 27-22-27-0000-00-056 and 27-22-27-0000-00-140) to Orange County's Green PLACE Program. These parcels connect to and expand the preservation of an existing wildlife corridor associated with Black Lake.
- Place a conservation easement over 55.15 acres of wetlands adjacent to Lake Harris (Parcel ID 36-19-25-0003-000-02300) in Lake County via a conservation easement. The proposed mitigation lands comprise similar freshwater marsh habitat to what is being impacted and are located within and are integral to the lake systems that they abut.

The project site and proposed mitigation lands are located within the same drainage basin, and the mitigation is appropriate and sufficient to offset the adverse impacts to the conservation areas that will occur as a result of the proposed improvements.

The Environmental Protection Division (EPD) has evaluated the proposed impacts and site plan in accordance with the applicable review criteria. Pursuant to Orange County Code, Chapter 15, Article X, Section 15-396(3)(a), the removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Additionally, pursuant to Section 15-362(5), where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners. Finally, pursuant to Section 15-396(3)(c), mitigation for Class III wetlands shall be allowed in all cases.

An environmental assessment conducted in September 2018 by the applicant's agent, Bio-Tech Consulting, Inc., included a survey for listed/imperiled species. Two typical wildlife species found within the habitat types on the project site include gopher tortoise and sandhill crane. However, neither species, nor their burrows or nests, respectively, were observed within the project area. Additionally, the project is not located within the primary protection zone of any bald eagle nest. The closest bald eagle nest is approximately one mile away.

Accordingly, based on the documentation and justifications provided, the applicant has demonstrated that the proposed site plan allows for reasonable use of the land and that there are no other practical alternatives available to further minimize or eliminate impacts to the Class I and III wetlands or surface waters. Therefore, the request meets the criteria for approval. Impacts upon the beneficial overall environmental productivity of the Class I wetland and surface water have been offset with appropriate mitigation.

Notification of the public hearing was sent via electronic correspondence to the applicant and authorized agent. Notification of the adjacent property owners is not required; however, the property owner immediately adjacent to the southern project boundary was notified of the project and potential secondary wetland impacts to the portion of W1-A on his property. EPD has not received any objections to the request.

There has been no enforcement action taken by the EPD on the subject property.

EPD has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Sections 15-362(5) and 15-396(3)(a) and (c) and recommends approval of CAI Permit No. CAI-19-12-069, subject to the conditions listed below.

Specific Conditions:

1. This permit shall become final and effective upon expiration of the 30-calendar day period following the date of rendition of the decision of the Board of County Commissioners (Board) approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any timely filed petition or other challenge shall stay the effective date of this permit until the petition or other challenge is resolved in favor of the Board's decision.
2. The operational phase of this permit is effective upon the completion of the construction and continues in perpetuity.
3. The wetland impacts must be completed in accordance with 'Sheet WP1 of 26', (Wetland Consideration Plan), prepared by G L Summitt Engineering, Inc., received by EPD on August 17, 2020. Construction shall be completed in accordance with the Preliminary Subdivision Plans (PSP-19-10-346), prepared by G L Summitt Engineering, Inc. received by EPD on August 17, 2020. Construction shall be completed within five years from issuance of this permit unless extended in writing. Requests for permit extension must be submitted to EPD prior to the expiration date.
4. The mitigation plan must be implemented in accordance with the 'Mitigation Narrative' submitted Bio-Tech Consulting, Inc., received by EPD on October 20, 2020. The donation area must total 52.98 acres and the preservation area must total at least 55.15 acres in size. Any modification to the mitigation plan may be approved by way of the Consent Agenda.
5. Prior to initiating any construction within wetlands, surface waters or upland buffers that require mitigation, this permit requires the preservation of 52.98 acres of Class I wetlands within the Black Lake watershed consisting of Parcel Identification Nos. 27-22-27-0000-00-056 and 27-22-27-0000-00-140 by fee-simple donation of these two parcels to Orange County. The applicant shall complete the donation prior to approval of mass grading or construction plans.
6. Prior to initiating any construction within the wetlands, surface waters, or upland buffers that require mitigation, this permit requires the recording of conservation easements (CE) over both the onsite wetlands and associated upland buffers to remain and the Lake County parcel (Parcel Identification No. 36-19-25-0003-000-02300). The CEs must be recorded in the public records of Orange County and Lake

County, respectively, and when applicable, notation of the CE shall be made on the corresponding plat. The CEs must be dedicated to Orange County and cannot be recorded unless and until the CEs are accepted and approved by EPD and the Orange County Real Estate Management Division (REM).

The CEs must include restrictions on the real properties pursuant to Section 704.06, Florida Statutes (FS) and the requirements set forth below:

- a. Within 30 days of issuance of this permit, the permit holder shall provide to EPD for review and written approval copies of the surveyor's sketch and legal description of the areas to be encumbered by the CEs pursuant to the approved mitigation plan. The Orange County Surveyor must approve the final sketch and legal descriptions. The permit holder shall ensure that the CEs are executed by the correct grantor who must hold sufficient record title to the land encumbered by the CEs. Accordingly, when the permit holder submits the surveyor's sketch and legal descriptions, the permit holder must contemporaneously submit current evidence of title of the proposed easement areas to EPD. The evidence of title is subject to review and approval by REM.
- b. If the impacts are to an upland defined as River Corridor Protection Zone (Chapter 15, Article XI, Section 15-443(1)), or to an upland buffer as defined by Chapter 15, Article XI, Section 15-442(f), or to a wetland or surface water for which mitigation is required and authorized to occur in discrete phases, the areas to be preserved to offset such impacts may be placed under a CE in phases, such that impacts are offset prior to the commencement of work within the phase that the impacts are permitted to occur. Such phasing of preservation can only occur if it has been proposed in the mitigation plan and approved by this permit. A surveyor's sketch and legal description of the area to be placed under CE must be submitted in accordance with paragraph (a) above prior to commencement of each phase.
- c. The CEs must be in a form approved by the Orange County Attorney's Office (OCAO) and REM. Consistent with Section 704.06 FS, the CEs must prohibit all construction, including clearing, dredging, or filling, except that which this permit specifically authorizes. The CEs must contain the provisions set forth in Section 704.06(1)(a) through (h), FS. The CEs must contain provisions that grant the County the right to access and inspect the CE area, and to enforce the terms and conditions of the CEs. Unless specifically prohibited by law, the CEs must include a provision whereby the permit holder shall warrant title and agree to defend the same. The grantor cannot amend the CEs without written approval by the County.
- d. If the grantor of the CEs is a partnership, the partnership must provide to EPD a partnership affidavit stating that the person executing the CEs has the legal authority to convey an interest in the partnership lands.
- e. If any mortgages or financial encumbrances exist on the lands, the permit holder shall ensure an appropriate consent and joinder is executed subordinating the mortgage or financial interest to the CEs, which must be reviewed and approved by the OCAO and REM. The consent and joinder of mortgagee must be

- recorded simultaneously with the CEs in the public records of Orange County and Lake County at the permit holder's sole expense.
- f. Upon approval of the final executed documents by Orange County, the CEs and applicable attachments must be recorded in the public records of Orange County and Lake County, at the permit holder's sole expense.
 - g. At least 45 days prior to whichever comes first: (1) dredging, filling, or clearing of any wetland or surface water for which mitigation is required; (2) clearing any upland within the River Corridor Protection Area or any upland buffer as defined in Chapter 15, Article XI, Section 15-442(f); (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, the permit holder shall submit to EPD a copy of the preliminary plat depicting the area to be encumbered by the CE.
 - h. If during the review of the submitted evidence of title, REM finds any encumbrances or irregularities that will render the proposed mitigation inadequate to offset the impacts, the permit holder shall submit a revised mitigation plan for EPD staff to review. The revised mitigation plan may require approval by the Board.
7. Monitoring of the Lake County mitigation area shall be conducted in accordance with the 'Monitoring and Maintenance Plan for Lake Roberts Reserve Offsite/Lake County Mitigation Site' received by EPD on April 20, 2020.
 8. A baseline monitoring report of the Lake County mitigation area that clearly shows site conditions prior to any activities (removal of nuisance and/or exotic vegetation) must be submitted to EPD prior to initiation of any mitigation activities. The report must include, at a minimum the following information: site location, field sampling design, sampling methodology, GPS location of fixed transects, photographic documentation, fish and wildlife observations, hydrology, results and discussion.
 9. The permittee is required to submit annual monitoring reports for the Lake County mitigation area that contain the following information: site location, GPS location of fixed transect, field sampling design, sampling methodology, photographic documentation, fish and wildlife observations, hydrology, results and discussion. If at the end of the five year monitoring period, the mitigation area is not meeting the monitoring success criteria, the permittee is required to provide a restoration plan or modified mitigation plan, and may be required to continue monitoring until success has been demonstrated.
 10. The attenuation/compensating storage pond must be planted in accordance with the plan submitted by Bio-Tech Consulting, Inc. in the response to the EPD Request for Additional Information dated July 16, 2020 and dated as received by EPD on August 17, 2020, and included in the Mitigation Narrative received by EPD on October 20, 2020.
 11. Successful establishment of the planted areas will have occurred when:
 - a. At least 85 percent cover of the shoreline by appropriate wetland/aquatic species has been obtained; and

- b. The enhancement/mitigation area is comprised of less than five percent invasive exotic vegetation, as listed in the 2019 FLEPPC List (as amended from time to time).
12. Conservation area signs shall be installed in accordance with the 'Wetland Consideration Plan', (Sheet WP1 of 26), prepared by G L Summitt Engineering, Inc. and received by EPD on August 17, 2020. The signs shall be installed prior to the Certificate of Completion.
13. Prior to any construction, the permittee must submit a nutrient management plan based on a BMPTRAINS model analysis to EPD for review and approval. The nutrient management plan must address the Total Maximum Daily Loads established for Lake Roberts and at a minimum reduce the nutrient loading from the site from the pre-development to post-development condition. The nutrient management plan must identify the party responsible for the implementation, management, and maintenance of the BMPs. The identified responsible party must submit an annual report verifying that the BMPs are in working order and functioning as designed for five years after the first residence is completed. If the monitoring report indicates that the target nutrient reduction efficiencies identified in the nutrient management plan are not achieved, the responsible party identified in the plan must submit a modified nutrient management plan that includes alternative or modified BMPs sufficient to achieve the originally approved nutrient reduction efficiencies.
14. Prior to beginning construction, the permittee must demarcate the limits of construction with orange safety fencing. Initial clearing shall include a path along the limit of construction to facilitate a visual limit of clearing for the installation of the orange safety fence and erosion control fencing. After the initial clearing adjacent to the conservation areas is complete, a silt fence and orange safety fence must be installed along the limits of construction next to the conservation area boundaries and maintained throughout construction.
15. Prior to any filling within the 100-year flood zone, a Flood Plain Permit may be required from the Orange County Stormwater Management Division authorizing the fill.
16. The permittee shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property subject to this permit. The permittee shall remain liable for all permit conditions and corrective actions that may be required as a result of any permit violations which occur prior to the transfer of the permit by Orange County to a subsequent owner.
17. For projects which disturb one acre or more of land, or which are less than one acre but are part of a larger common plan of development of sale that is greater than one acre, coverage under a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit (CGP) is required. Prior to the start of land disturbing activities, which includes demolition, earthwork and/or construction, the operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit to the Florida Department of Environmental Protection (FDEP) a Notice of Intent (NOI) to obtain coverage under the NPDES CGP, pursuant to the requirements of 62-621.300(4)(a), Florida Administrative Code (F.A.C.) As the Operator of the Municipal Separate Storm Sewer System (MS4), copy of the NOI shall also be submitted to the Orange County NPDES Environmental Program Supervisor prior to the start of activities. Copies of the SWPPP, NOI, and FDEP Acknowledgement Letter are to be

kept on the project site and made available upon request. Upon completion of all land disturbing activities and after final stabilization of the site is complete, the developer/contractor shall submit to FDEP a Notice of Termination (NOT) to end their coverage under the CGP and provide a copy of the NOT to the Operator(s) of the MS4. A copy of the CGP, NOI and additional information can be found at the following website: <http://dep.state.fl.us/water/stormwater/npdes/construction3.html>.

18. Turbidity and sediment shall be controlled to prevent off-site, unpermitted impacts and violations of water quality standards pursuant to Rules 62-302.500, 62-302.530(70), and 62-4.242, F.A.C. Best Management Practices (BMPs), as specified in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (2013, or most current version), shall be installed and maintained at all locations where there is the possibility of transferring sediment, turbidity, or other pollutants into wetlands and/or surface waters due to the permitted activities. BMPs are performance based; if selected BMPs are ineffective or if site-specific conditions require additional measures, then the permittee shall implement additional or alternative measures as necessary to prevent adverse impacts to wetlands and/or surface waters. Turbidity discharging from a site must not exceed 29 Nephelometric Turbidity Units (NTU) over background for Class III waters and their tributaries or 0 NTU over background for those surface waters and tributaries designated as Outstanding Florida Waters (OFW).
19. Discharge of groundwater from dewatering operations requires approval from FDEP and the applicable Water Management District. The operator/contractor shall obtain an FDEP Generic Permit for the Discharge of Ground Water from Dewatering Operations pursuant to the requirements of Chapters 62-621.300(2)(a) and 62-620, F.A.C., and Chapter 403 Florida Statutes. Discharges directed to the County's MS4 require an Orange County Right-of-Way Utilization Permit for Dewatering prior to the start of any discharges.
20. This permit does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.

General Conditions:

21. Subject to the terms and conditions herein, the permittee is hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittee binds itself and its successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities, including without limitation the performance of the required mitigation, are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holder promptly thereafter.
22. Prior to construction, the permittee shall clearly designate the limits of construction on-site. The permittee shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.

23. Construction plans shall be submitted to EPD prior to initiating any construction activities for review and approval. The construction plans shall include, but are not limited to, a site plan clearly depicting the location and acreage of the impact and preservation areas.
24. The permittee shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittee shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.
25. Issuance of this permit does not warrant in any way that the permittee has riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittee. In the event that any part of the structure(s) permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittee agrees to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.
26. This permit does not release the permittee from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 15, Article X of the Orange County Code. If these permit conditions conflict with those of any other regulatory agency, the permittee shall comply with the most stringent conditions. The permittee shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
27. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, the permittee shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
28. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
29. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
30. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to ensure conformity with the plans and specifications approved by the permit.
31. The permittee shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.

32. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee.
33. The permittee agrees that any dispute arising from matters relating to this permit shall be governed by the laws of Florida, and initiated only in Orange County.
34. Pursuant to Section 125.022 FS, issuance of this permit by the County does not in any way create any rights on the part of the permittee to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the permittee fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
35. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of development.

ACTION REQUESTED: **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-19-12-069 for the Lake Roberts Reserve, subject to the conditions listed in the staff report. District 1**

JW/DDJ: mg

Attachments

Conservation Area Impact Permit Request




**Conservation Area Impact
Permit No. CAI-19-12-069
District # 1**


American Orange County

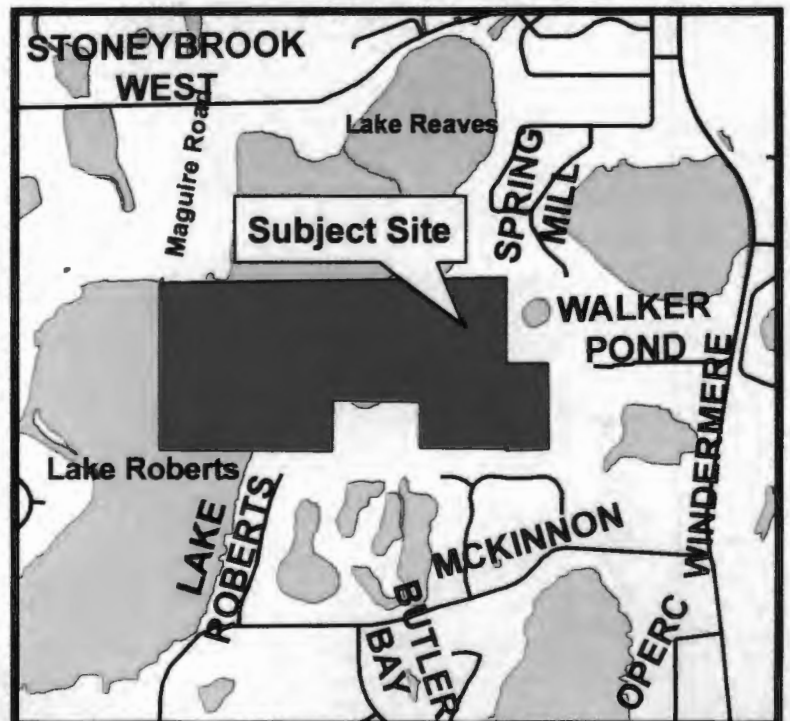
Applicant: Investments 40, LLC

Address: Walker Pond Road

Parcel IDs: Various

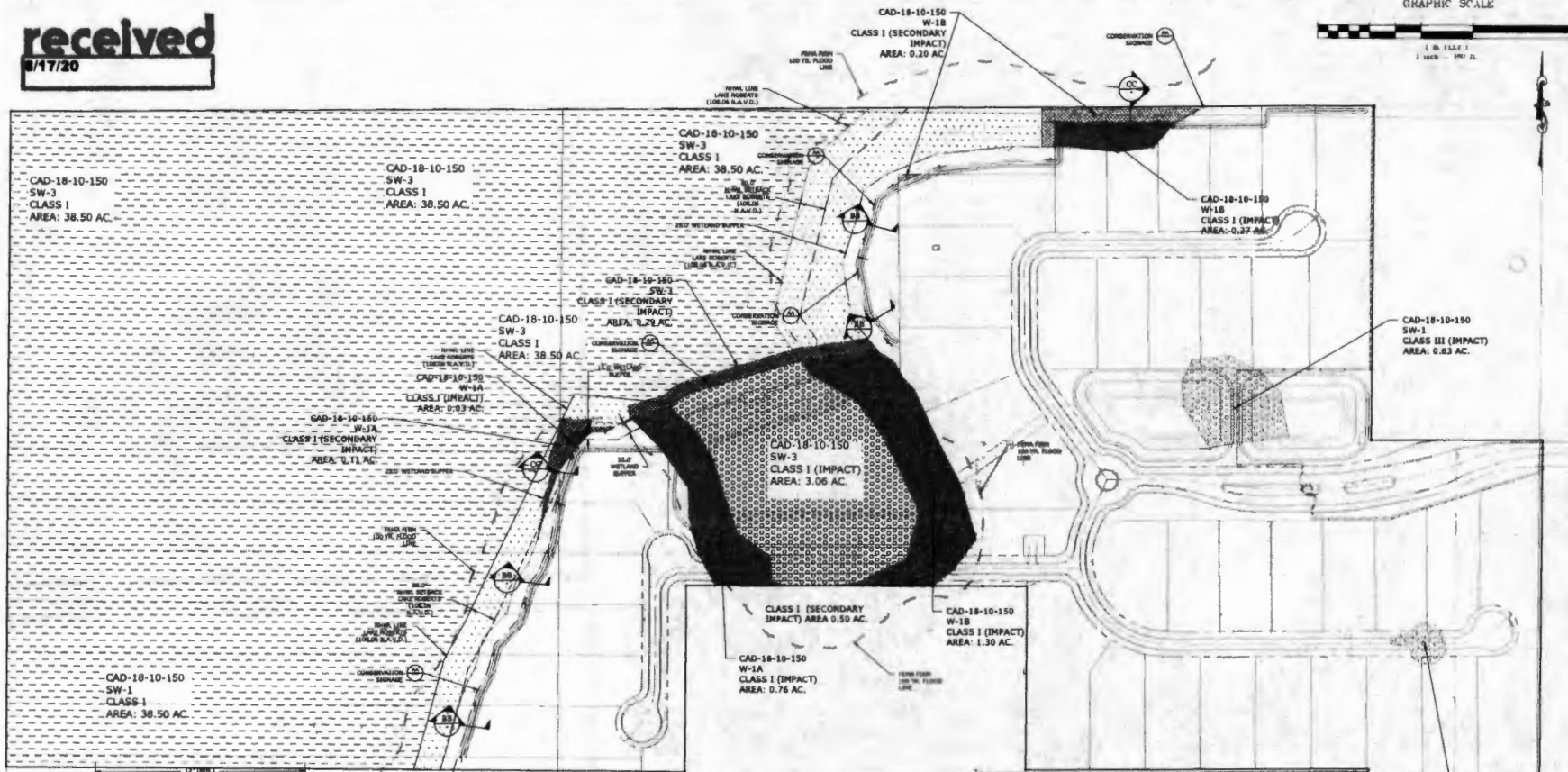
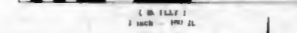
Project Site 

Property Location 



received
8/17/20

GRAPHIC SCALE



G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simmon Place
Lake Mary, Florida 32746
phone: 407-321-0705
fax: 407-992-8650
www.glsugg.com

Toll Brothers
America's Luxury Home Builder

Toll Brothers, Inc.
2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

Lake Roberts
Reserve Subdivision
Orange County, Florida

Preliminary
Subdivision Plan

Wetland
Consideration
Plan

Prepared by: G L SUMMITT, P.E.
Date: June 20, 2020
Certificate of Authorization #29662

Revisions

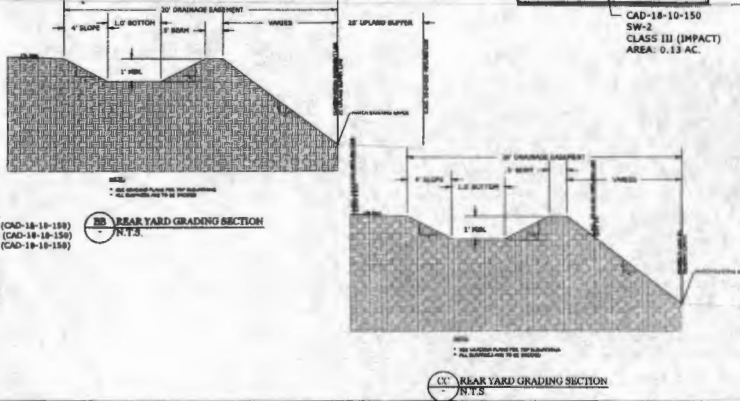
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SHEET NUMBER
WP10F 26

NOTICE
South Florida Water Management District Conservation Area
THIS NOTICE IS REQUIRED BY SECTION 37.05(1) OF THE FLORIDA STATUTES AND SECTION 62.06(1) OF THE LOCAL GOVERNMENT CODE. THIS NOTICE SHALL BE PLACED ON EVERY OTHER LOT LINE AND AT 50' INTERVALS IN COMMON AREAS, ON THE LANDWARD EDGE OF THE WETLAND/BUFFER LINE.
24" HIGH ABOVE GRADE

CONSERVATION HATCH LEGEND

- LAKE ROBERTS SURFACE WATER
- WETLAND CONSERVATION AREA
- WETLAND IMPACT AREA
- SURFACE WATER IMPACT AREA
- WETLAND SITE DATA
- SECONDARY IMPACT AREA



SIGNS SHALL BE LOCATED ON EVERY OTHER LOT LINE AND AT 50' INTERVALS IN COMMON AREAS, ON THE LANDWARD EDGE OF THE WETLAND/BUFFER LINE

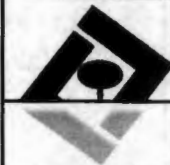
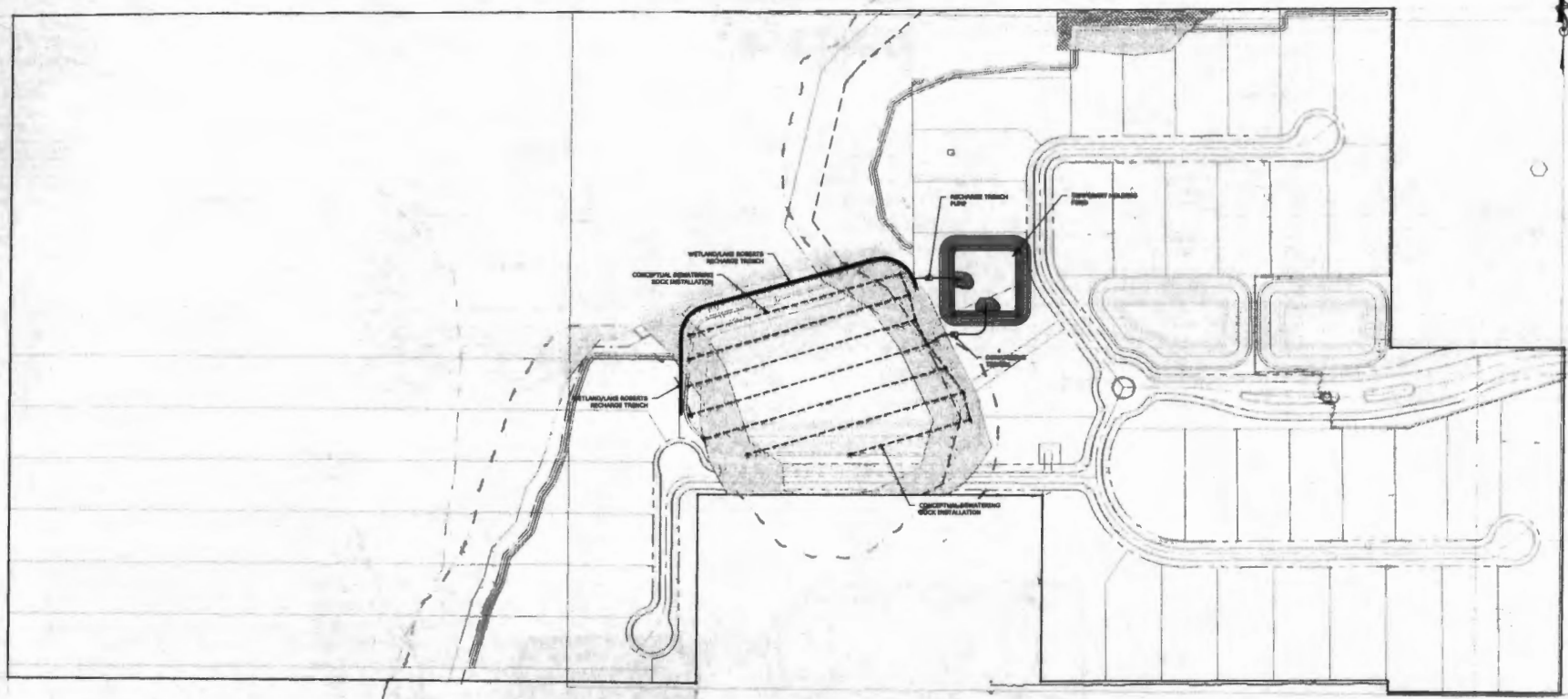
AA CONSERVATION AREA SIGNAGE N.T.S.

CC NEAR YARD GRADING SECTION N.T.S.

GRAPHIC SCALE



1" = 100'



G L SUMMITT

ENGINEERING INC.
Office: Lake Mary
3607 Simonson Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8050
www.GLSumm.com

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Lake Roberts
Reserve Subdivision
Orange County, Florida

Preliminary
Subdivision Plan

Dewatering Plan

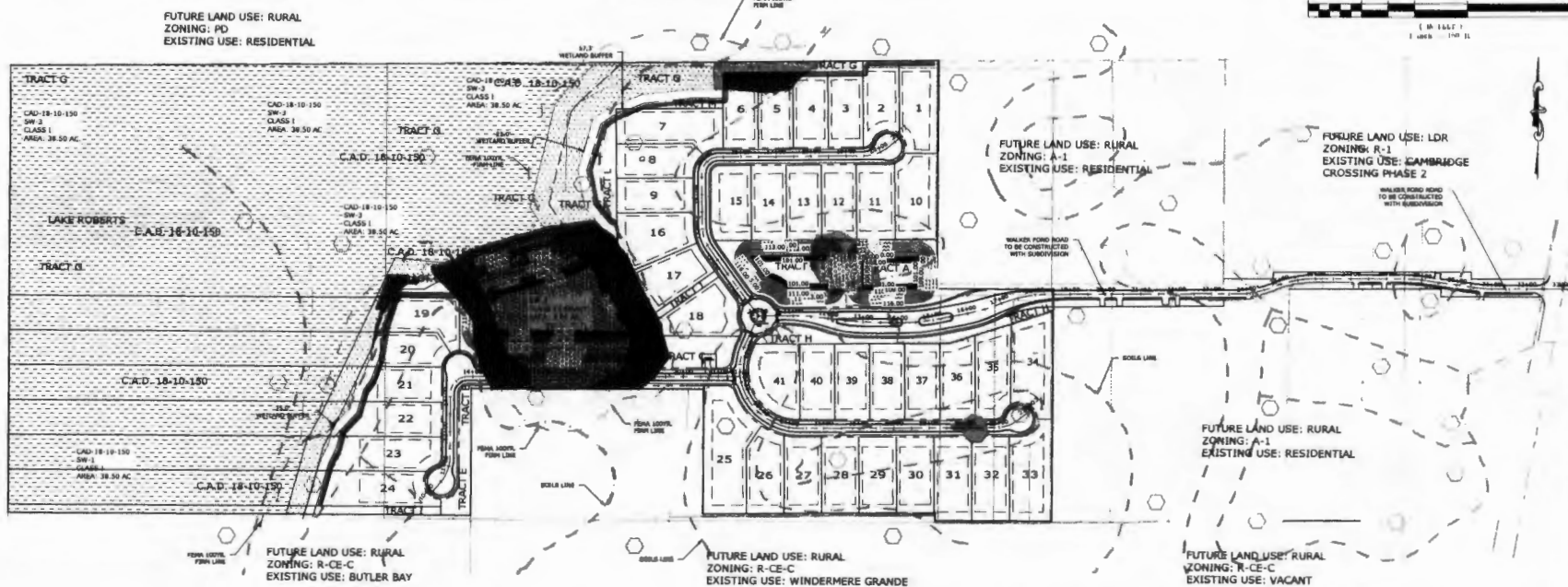
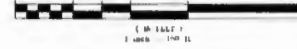
Printed on 24lb. weight, Recycled, 50% Post Consumer Waste Paper.
Designed and Drawn by: [Signature]
GEOFFREY T. SUMMITT, P.E.
Date: **June 30, 2020**
P.E. Registration # 12100
Certificate of Authorization # 12100

Revisions		
NO.	DATE	DESCRIPTION
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SHEET NUMBER
DWIOF 26

received
8/17/20

GRAPHIC SCALE



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
Phone: 407-321-0705
Fax: 407-992-8050
www.GLsumt.com

Toll Brothers
AMERICAN ASSOCIATION HOME BUILDERS

Toll Brothers, Inc.
2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

Lake Roberts Reserve Subdivision
Orange County, Florida

Preliminary Subdivision Plan

Overall Site Plan

GEORGEY L. SUMMITT, P.E.
Date: 08/17/20
D:\Projects\2020\081720\081720.dwg
Certificate of Authorization: 029466

ALL DATA:

Parcel I.D. #: 81-23-27-0000-00-043, 004, 005, 030, 050, 056, 066

Property Land Use: Rural
Property Zoning: A-1
Proposed Zoning: PD; A-1

Green Land Area: 78.53 acres
Wetland Area: 5.83 acres (CAD-18-10-150)
Lake Roberts: 38.38 acres (CAD-18-10-150)
Surface Waters: 8.76 acres (CAD-18-10-150)
Proposed Wetland Impact Area: 2.36 acres
Proposed Surface Water Impact Area: 8.76 acres
Proposed Lake Roberts Impact Area: 3.96 acres
Wetland Pond Road ROW Dedication: 1.38 acres (To be reflected on PD)
Net Developable Area: 41.48 acres (incl. Walker Pond ROW Dedication)

Stormwater Management Area: 6.55 acres
Right-of-Way Area: 3.75 acres
Right-of-Way Dedication: 1.58 acres
Open Space: 2.24 acres

Proposed Residential Units: 41 Single-Family Detached Lots
Net Residential Density: 0.97 dwelling units/Net Developable Acre

Minimum Living Area: 3,600 sqft. (7500/2000 sqft.)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 100'
Minimum Lot Depth: N/A
Maximum Lot Coverage: 60%
Minimum Open Space %: 10% (Residential)

Setbacks:
Front: 30' (including front porch)
Side: 10'
Side Setback: 30'
Rear: 30'
PD Setback: 30' (all property lines)

Open Space Requirements:
Per Development Order 19% of (Net Developable Area)
42.18 ac. * .19 = 4.22 acres (required)
Open Space Provided:
Tract A: 1.34 acres
Tract C: 0.40 acres
Tract E: 0.51 acres
Tract G: 25.53 acres
Tract H: 0.32 acres
Tract I: 0.71 acres
Tract K: 0.10 acres
Total: 29.53 acres (4.32 required)

Minor Street Setbacks:
N/A

Additional Notes:

- Billboards and pole signs shall be prohibited.
- There is minor proposed 100 yr. Flood Plain encroachment.
- All Conservation Elements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to Orange County as plat.
- A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
- The development will require a re-zoning to PD consistent with county code.
- Fire Protection will be provided by Orange County in accordance with the 2017 Florida Fire Prevention Code.
- Site is covered by Conservation Area Determination C.A.D. 18-10-150.

Off-Street Parking:
Required Parking: 2.8 spaces per Unit (for Single-Family Residences): 141 units * 2.8 spaces/unit = 82
Total Proposed Parking: 82
2 Garage Spaces per Unit: 82 spaces
2 Driveway Spaces per Unit: 82 spaces
Total Parking Provided: 164 spaces

Stormwater Management:
Per Orange County Code, Section 38-1253 2.5 acres per 1,000 projected population is required.
41 d.u. * 2.1 persons/d.u. / 1000 * 2.5 = 0.22 acres (required).

Phases:
This project is a single phase development.

Utilities:
Single-Family Residences: 41 d.u. * 0.37 imp/d.u. = 393 A.D.T.

Stormwater Management:
The project will meet the requirements of Chapter 34 of the Orange County Code and the South Florida Water Management District.

School Age Population:
41 d.u. * .479 children/unit = 20 children

Required Fire Flow (RFF): (Based on FPFC 2017 Edition Chapter 18 & Annex 1)
Single-Family (more than 5,000 sqft.): 2,000 gpm
Water, Sewer and Solid Waste Demand:

Water Demand:
41 Units * 350 gallons/day = 14,350 gallons/day

Sewer Demand:
41 Units * 380 gallons/day = 12,300 gallons/day

Solid Waste Demand:
41 Units * 2.8 persons/unit * 4.3 lb./person/day = 459 lb./day

SOILS LEGEND:

- USGS SOILS LINE
- BASINGER FINE SANDS
- ONA FINE SANDS
- ST. JOHN'S FINE SANDS
- SANIBEL MUCK
- SMYRNA-SMYRNA WET FINE SANDS
- ZOLFO FINE SANDS
- WATER

TRACT TABLE

TRACT LA BEL.	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	BASEMENT DEDICATED TO
A	Public Drainage Pond Tract	1.20	Orange County	
B	Private Drainage Pond Tract	1.34	HOA	Orange County
C	Recreational/Open Space Tract	0.40	HOA	Orange County
D	Wetland Creation/Alteration Basin	4.01	HOA	Orange County
E	Open Space	0.51	HOA	
F	LRI Station Tract	0.04	HOA	Orange County
G	Conservation/Open Space	25.85	HOA	Orange County
H	Open Space	0.52	HOA	
I	Open Space/Rec Area	0.71	HOA	Collins Property
J	Subdivision ROW	5.75	HOA	Orange County, Collins Property
K	Open Space Area	0.10	HOA	Orange County
L	Open Space Area	0.14	HOA	
M	Open Space Area	0.44	HOA	
	Right-of-Way Dedication	1.58	Orange County	

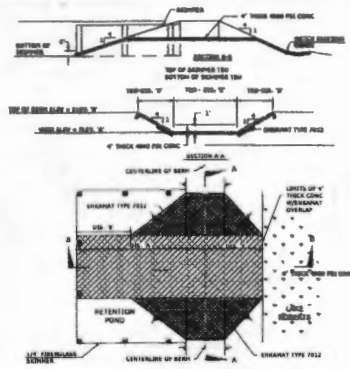
Lake Roberts Reserve Subdivision

Land Use	Developable Land Area (Ac.)	Required Open Space		Provided Open Space			Total	
		Category A	Category B	Category A	Category B	Category C		
Single-Family Residential	42.18	8.22	0.00	2.24	2.24	6.55	3.27	35.01
						16.25	1.64	
Open Space Provided Adjusted per Ord. 8-C Max. 70% of Total Open Space						2.94	3.36	3.49

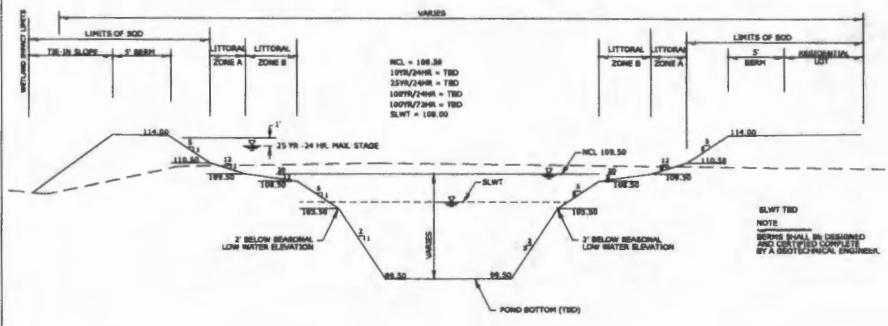
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8/17/20

Revisions

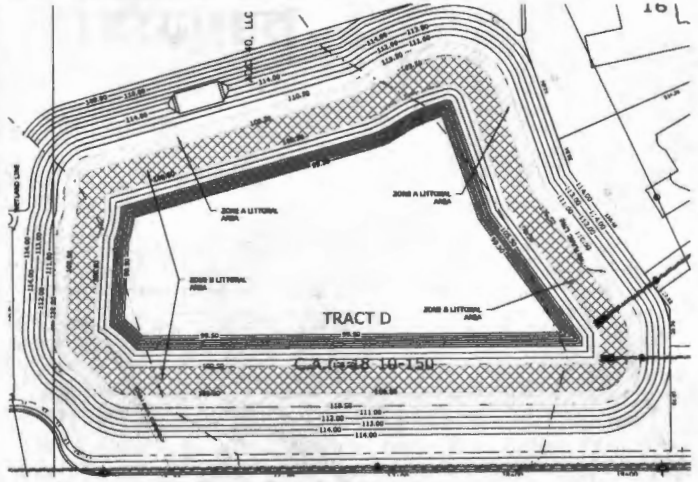
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300 BROAD-CRESTED WEIR DETAIL
N.T.S.



301 ATTENUATION POND CROSS SECTION
N.T.S.



ZONE A
ZONE B

ATTENUATION POND PLANTING PLAN (BY ACTIVE)				
ZONE	SPACING	SIZE	ROW-COUNTS	COUNT
ZONE A	Blackberry (Prunella sp.)	1' x 1'	7' x 11'	1,750
	Redbud (Liquidambar styraciflua)	2' x 2'	7' x 11'	1,750
ZONE B	Blackberry (Prunella sp.)	1' x 1'	7' x 11'	1,750
	Dark Purple Dogwood (Cornus sp.)	1' x 1'	7' x 11'	1,750

302 ATTENUATION POND LITTORAL SHELVE DETAIL
1" = 50'

received
8/17/20



G. L. SUMMITT

Office: Lake Mary
3667 Sunnonton Place
Lake Mary, Florida 32746
Phone: 407-323-0705
Fax: 407-982-8050
www.GLSumm.com

Toll Brothers
America's Luxury Home Dealer

Toll Brothers, Inc.
2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

Lake Roberts
Reserve Subdivision
Orange County, Florida
Preliminary
Subdivision Plan

General Details
2

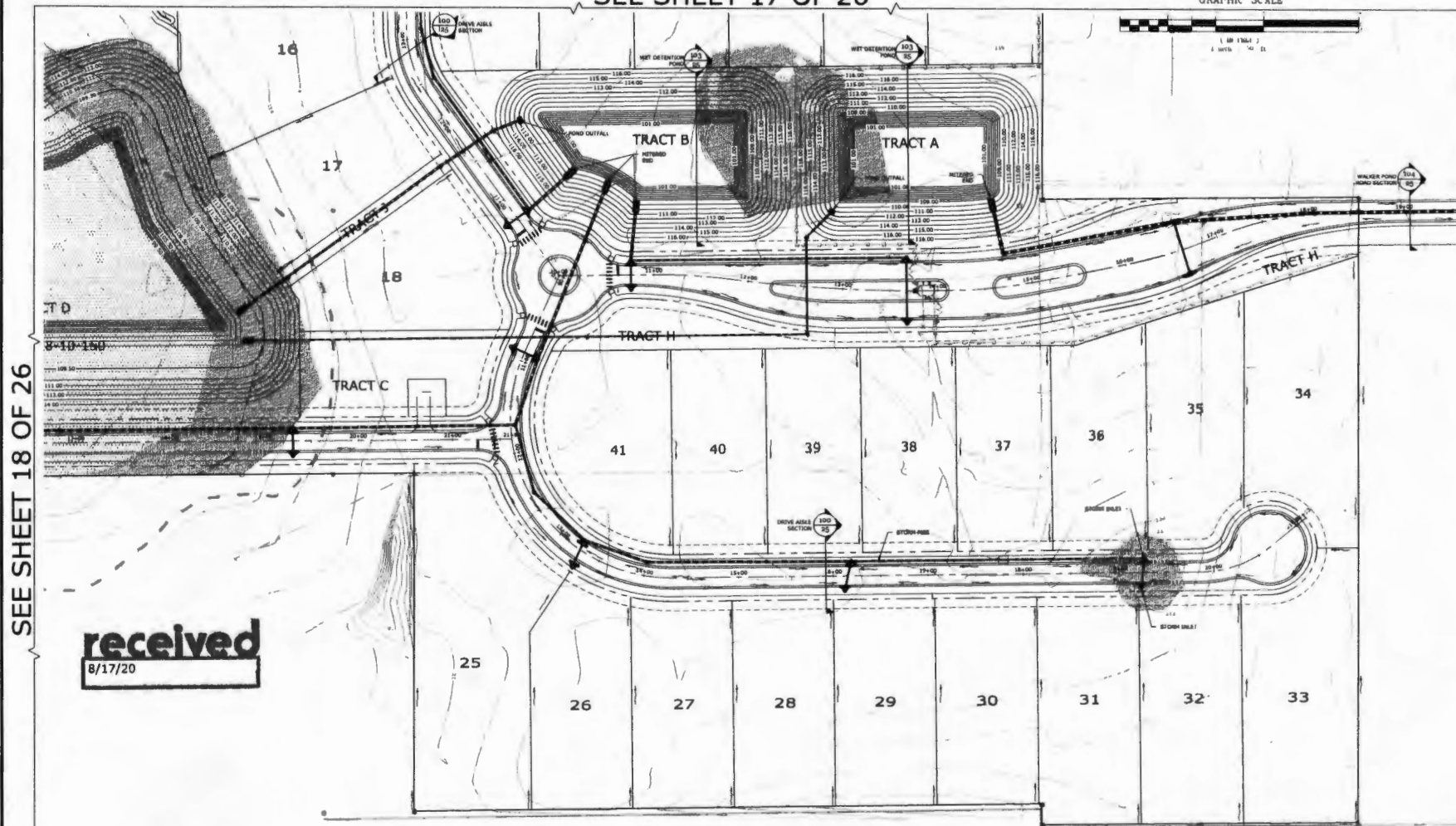
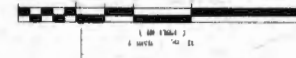
Geoffrey I. Summitt, P.E.
Date: June 20, 2020
P.L. Registration #58775
Certificate of Authorization #20164

Revisions		
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SHEET NUMBER
26 OF 26

SEE SHEET 17 OF 26

GRAPHIC SCALE



SEE SHEET 18 OF 26



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.glseng.com

Toll Brothers
America's Entry Home Builder

Toll Brothers, Inc.
2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

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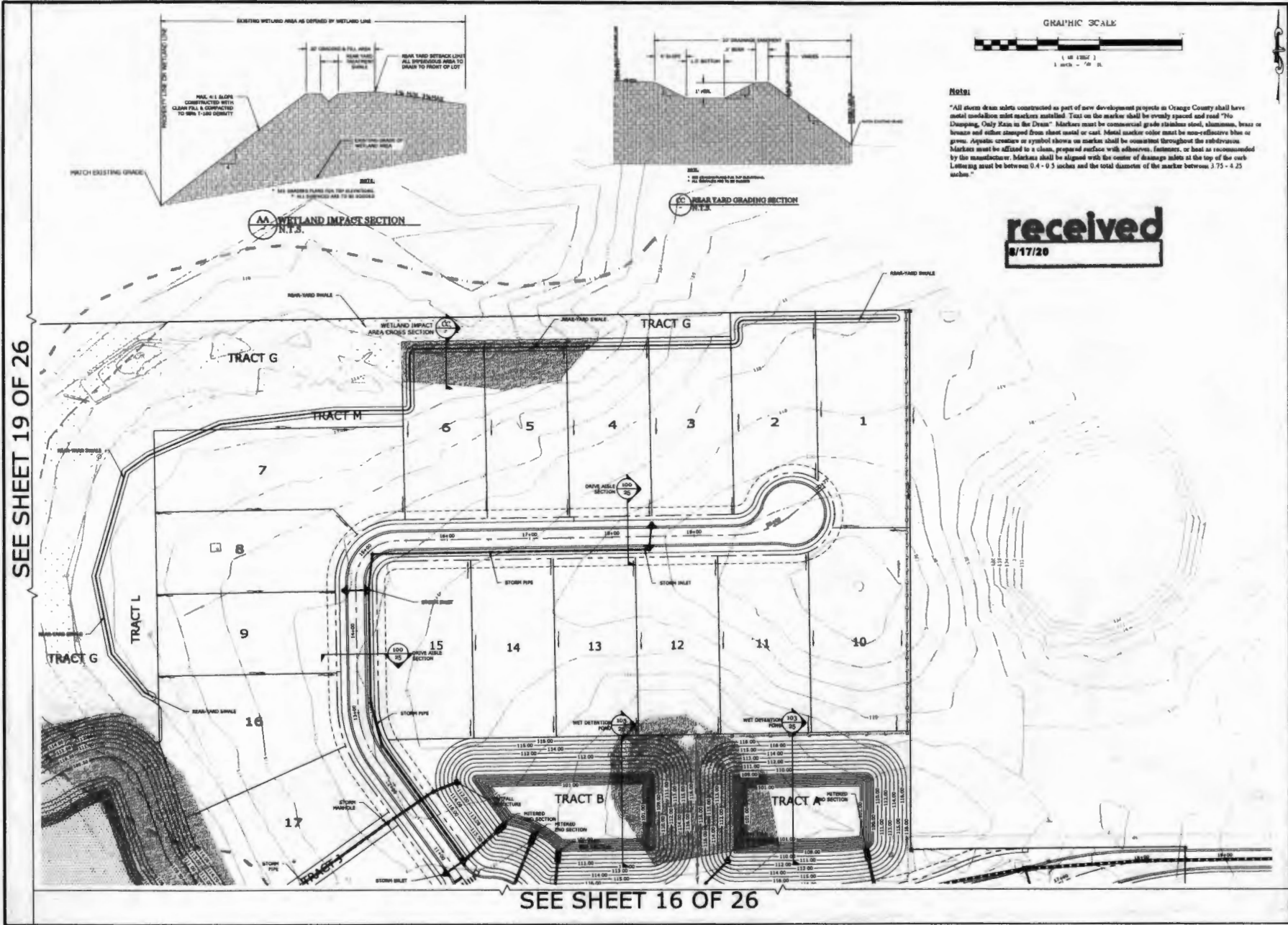
Paving &
Drainage Plan 1

Please see next section, Elevation, Detail and Schedule below.
GEOFFREY L. SUMMITT P.E.
Date: June 20, 2020
Certificate of Professional Engineering 40596

Revisions		
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Note:
"All storm drain inlets constructed as part of new development projects in Orange County shall have metal medallion inlet markers installed. Text on the marker shall be evenly spaced and read "No Dumping, Only Rain in the Drain". Markers must be commercial grade stainless steel, aluminum, brass or bronze and either stamped from sheet metal or cast. Inlet marker color must be non-reflective blue or green. Aquatic vegetation or silt shall be consistent throughout the subdivision. Markers must be affixed to a clean, prepared surface with adhesive, fasteners, or fast as recommended by the manufacturer. Markers shall be aligned with the center of drainage inlets at the top of the curb. Lettering must be between 0.4 - 0.5 inches and the total diameter of the marker between 3.75 - 4.25 inches."

SHEET NUMBER
16 OF 26



G. L. SUMMITT
ENGINEERING, INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
Phone: 407-323-0705
Fax: 407-993-9050
www.GLSEng.com

Toll Brothers
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2966 Commerce Park Dr.
Suite 100
Orlando, FL 32819
407-345-6000

Lake Roberts Reserve Subdivision
Orange County, Florida

Preliminary Subdivision Plan

Paving & Drainage Plan 2







Prepared by: G. L. Summitt, P.E.
Checked and sealed by: G. L. Summitt, P.E.
Date: June 20, 2020
P.L. Registration #5177-22864
Certificate of Registration #22864

Revisions

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17 OF 26

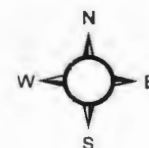
Legend

-  Lake Roberts Reserve
-  Lake Roberts Reserve - Walker Pond Road ROW
-  OCEPD Class I Wetland Impacts
-  OCEPD Class I Surface Water Impacts
-  OCEPD Class III Surface Water Impacts
-  Secondary Impacts



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5970 Fax: 407-894-5970
www.bio-techconsulting.com

Lake Roberts Reserve
Orange County, Florida
Exhibit 1
Wetland & Surface Water Impacts



240 Feet
Project #: 672-12
Prepared By: SEB
Date: 10/02/2020



Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

received
10/20/20

October 20, 2020

Karen Garrett-Kraus
Orange County Environmental Protection Division
3165 McCrory Place
Orlando, Florida 32803

**Proj: Lake Roberts Reserve; Orange County, Florida
Section 01; Township 23 South; Range 27 East
(BTC File #672-12)**
**Re: Overall Mitigation Plan
CAI-19-12-069**

Dear Mrs. Garrett-Kraus:

As requested, the following is a summary of the Lake Roberts Reserve's Overall Mitigation Plan based upon current site plan and impact agreements with OCPED staff.

As provided with the attached "Wetland Consideration Plan", the subject project as currently designed will account for a total of 6.18-acres of direct wetland and/or other surface water impacts (2.36-acres wetland; 3.82-acres surface waters) and a total of 1.10-acres of secondary impacts to those adjacent wetlands and/or other surface waters. It should be noted that 0.50-acres of "secondary" impacts have been accounted for with respect to the offsite portion of W1 that extends south onto the Collins property. While these impacts are secondary in nature, they have been mitigated in full as if they were direct impacts due to the small size and non-viability of the remaining, post-development wetlands.

As provided in the attached UMAM Summary Worksheet, these 6.18-acres of direct wetland/surface water impact and their 1.10-acres of secondary impact account for a total of 3.212 units of functional loss (FL).

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3800 House Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax



Bio-Tech Consulting Inc.
Environmental and Permitting Services

Orlando Vero Beach Jacksonville Tampa Key West

In order to offset these 3.212 FL, it is being proposed that offsite mitigation be provided via placement of 55.15-acres of wetlands within Lake County under a conservation easement for their perpetual protection. These lands will be monitored and maintained per the attached "Monitoring and Maintenance Plan for the Lake Roberts Reserve Offsite/Lake County Mitigation Site". Additionally, a total of 52.98-acres of wetlands within Orange County (directly contiguous to existing Orange County owned parcels) will be donated in full to Orange County. These offsite mitigation tracts provide for a combined 5.026 units of functional gain (FG); which more than offsets the project's 3.212 FL.

Lastly, although not part of the subject project's overall mitigation plan, the project's attenuation pond will be planted with Florida native species in the post-development to enhance the system's ecological value and wildlife utilization. Based upon discussions with OCEPD staff, the planting of the project's attenuation pond will be conducted across two (2) separate zones, extending over a total area of 1.07 acres. Zone A will extend from an elevation of 110.5' down to the pond's control elevation of 109.5' (12:1 slope / 12' width). Zone B will extend from the control elevation of 109.5' down to 108.5' (24:1 slope / 24' width). The following table provides information relating to these zones and the various Florida native species being proposed.

ATTENUATION PONDS PLANTING PLAN (±1.07 ACRES)				
ZONE A (110.5 - 109.5)	SPECIES	SIZE	OFF-CENTER	COUNT
	Buttonbush (<i>Cephalanthus occidentalis</i>)	3-gallon	5' off-center	1,865
	Jointed Spikerush (<i>Eleocharis interstincta</i>)	4" plug	3' off-center	1,730
ZONE B (109.5 - 108.5)				
	Pickerelweed (<i>Pontedaria cordata</i>)	4" plug	3' off-center	1,730
	Duck Potato (<i>Sagittaria latifolia</i>)	4" plug	3' off-center	1,730

Successful establishment will have occurred when:

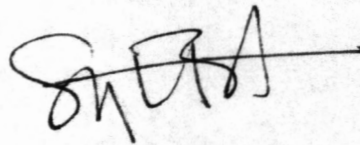
- a) At least 80 percent cover of the littoral zone (Zones A & B) by appropriate wetland/aquatic species has been obtained; and,
- b) The enhancement plantings with the attenuation pond's littoral zone (Zones A & B) is comprised of less than five (5) percent invasive/exotic vegetation, as listed within the 2019 FLEPPC List.

Karen Garrett-Kraus; OCEPD
Lake Roberts Reserve
CAI RAI Response (BTC File #672-12)
Page 3 of 3

In order to ensure the success of the above stated littoral plantings, it is proposed that maintenance be conducted twice (2x) per month once for one (1) year over those areas described above. At the end of the first year, an EPD Annual Short Form will be provided to staff.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

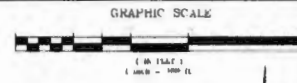
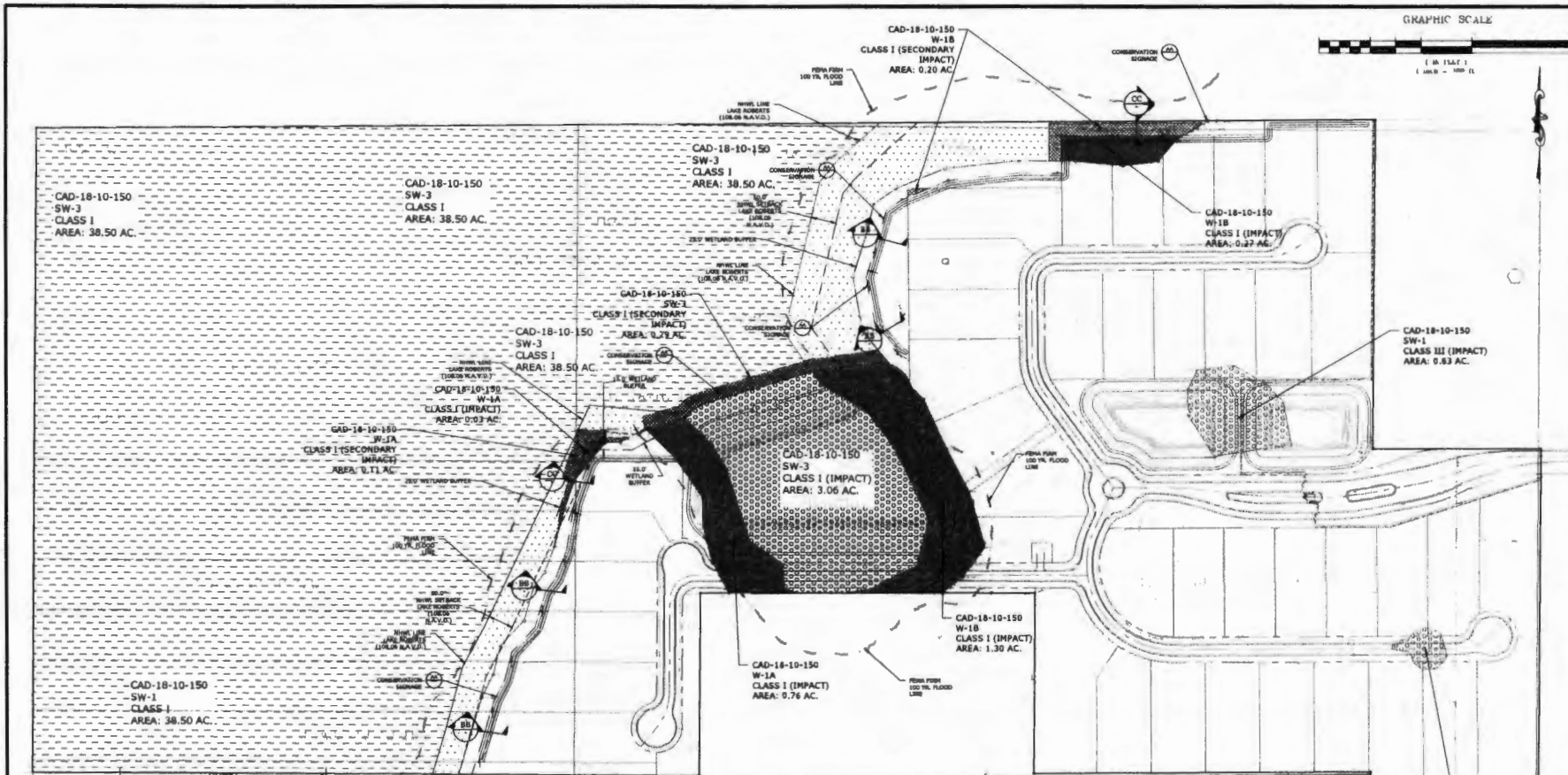


Stephen Butler
Project Manager



John Miklos
President

Attachments



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3067 Simonetta Place
Lake Mary, Florida 32716
phone: 407-323-0705
fax: 407-992-8650
www.GLsum.com

Toll Brothers
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2966 Commerce Park Dr.
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Orlando, FL 32819
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Lake Roberts
Reserve Subdivision
Orange County, Florida

Preliminary
Subdivision Plan

Wetland
Consideration
Plan

South Florida Water Management District Conservation Area
THIS PROVISIONAL MAP IS BEING FILED IN ACCORDANCE WITH SECTION 170.01(1), F.S. AND SECTION 170.01(2), F.S. AND IS NOT TO BE CONSIDERED A FINAL MAP UNTIL IT IS APPROVED BY THE DISTRICT BOARD OF WATER MANAGEMENT DISTRICT 3. THIS MAP IS NOT TO BE CONSIDERED A FINAL MAP UNTIL IT IS APPROVED BY THE DISTRICT BOARD OF WATER MANAGEMENT DISTRICT 3.

NOTICE

PLEASE CONTACT THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR FURTHER INFORMATION REGARDING THIS PROJECT.

12" (MIN.)

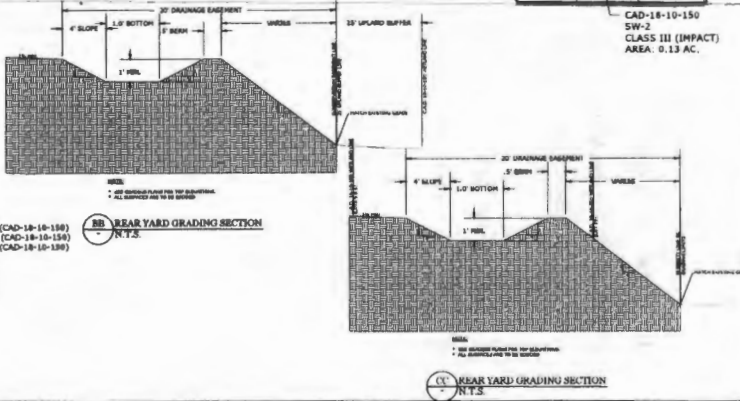
24" MIN. ABOVE GRADE

CONSERVATION HATCH LEGEND

	LAKE ROBERTS SURFACE WATER		SECONDARY IMPACT AREA
	WETLAND CONSERVATION AREA		WETLAND SITE DATA
	WETLAND IMPACT AREA		SURFACE WATER IMPACT AREA

WETLAND SITE DATA:

Gross Land Area:	79.53 acres
Wetland Area:	5.43 acres (CAD-18-10-150)
Lake Roberts:	36.59 acres (CAD-18-10-150)
Surface Waters:	0.76 acres (CAD-18-10-150)
Proposed Wetland Impact Area:	2.36 acres
Proposed Surface Water Impact Area:	0.76 acres
Proposed Lake Roberts Impact Area:	3.06 acres
Proposed Wetland Secondary Impact Area:	0.31 acres
Proposed Surface Water Secondary Impact Area:	0.39 acres



SIGNS SHALL BE LOCATED ON EVERY OTHER LOT LINE AND AT 50' INTERVALS IN COMMON AREAS, ON THE LANDWARD EDGE OF THE WETLAND/BUFFER LINE

CONSERVATION AREA SIGNAGE
N.T.S.

Revisions

NO.	DATE	DESCRIPTION
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SHEET NUMBER
WP10F 26

Monitoring and Maintenance Plan for the Lake Roberts Reserve Offsite/Lake County Mitigation Site

This document is to provide a description of the monitoring and maintenance activities associated with the offsite wetlands (±55.50 acres) within Lake County that are being placed under a conservation easement as partial mitigation associated with the Lake Roberts Reserve project and also as a measure to protect against potential future direct and/or secondary impacts these lands. This plan is designed to establish successful wetland/upland conservation areas in a native vegetative condition in an effort to enhance the wildlife habitat value, vegetative composition, and overall functional quality of each area.

Maintenance efforts are to be reflected as dictated by the Baseline Report's observed nuisance/exotic percent coverages. These nuisance/exotic coverage percentages are to be maintained or improved, but cannot increase beyond those reflected by the Baseline Report.

MONITORING

Qualitative Monitoring

The wetland (W-1) preservation area will be qualitatively monitored for a period of five (5) years. The monitoring events will occur on a semi-annual basis. The records of the monitoring events, which will be provided to the OCEPD on an annual basis, will include the following:

- 1) The date, exact place and time of sampling measurements.
- 2) The person responsible for performing the sampling, measurements and analysis.
- 3) The analytical techniques or methods utilized.
- 4) The result of such analyses including:
 - a) Panoramic photographs of the mitigation site.
 - b) Vegetative species listing.
 - c) Coverage of species; planted and naturally recruited.
 - d) A description of any problems encountered during evaluation and proposed solutions.

A belt transect method will be utilized in the monitoring process. Three (3) permanent belt transects will be established throughout the mitigation areas (W-1). These transects will be identified as Transect 1 through Transect 3 and will be approximately 100' in length by 5' in width. At the end of these transects a permanent marker will be installed; which will consist of a 4-foot tall, 1-inch PVC pipe. At each end of these transects, photo-stations will be established to provide photographic documentation of the conservation areas. A GPS point will be recorded at each end of these transects and shown on an exhibit. During each

monitoring event, a list of the individual vegetative species existing within the belt transects will be recorded. Additionally, the percent cover of each species present within the transects will be visually estimated. The data from all of the sampling stations will be collected and summarized. This data will be extrapolated to describe the percent coverage of specific vegetation throughout the entire mitigation area (W-1A).

In addition to the vegetative portion of the qualitative monitoring to be conducted within the wetland preservation area, wildlife information will be recorded. All observations of wildlife will be documented during data collection.

Lastly, photographs will be taken from each end of the vegetative monitoring transects. These photographs will be provided in the annual report to provide a visual description of the wetland preservation area.

Information and exhibits as to the location of the sampling stations will be included within the Baseline Monitoring Report.

MANAGEMENT AND MAINTENANCE

Specific management practices will be employed within the wetland/surface water preservation areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate nuisance and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any nuisance, noxious, invasive or opportunistic species within the mitigation areas. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the nuisance/exotic species seed source. These management practices will be employed within the mitigation areas, as needed and in perpetuity.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. As staff is aware, the most important component of the management plan is the treatment and control of nuisance and noxious vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any exotic or nuisance plant species (including, but not limited to cattails, primrose willow, cogon grass, etc...). No more than a 5% total coverage of such exotic or nuisance species shall occur between maintenance events.

It should be noted that during the 5-year monitoring period, maintenance is proposed to occur on a monthly basis for the first year (12 events) and quarterly for the remaining four years (16 events). After that, maintenance will be on an as needed basis in perpetuity to maintain less than 5% total coverage of exotic or nuisance species.

REPORTING

An annual letter report will be filed with the OCEPD within 60 days of the end of each year's monitoring event. The letter report will detail the status of the wetland preservation area's qualitative observations, the maintenance/management events that have occurred, any incidental wildlife sightings, and photographs of the wetland preservation areas.

Monitoring Schedule:

Monitoring as detailed is to commence within 30-days of Orange County's Construction Plan approval. As it is unknown when construction associated with the project will commence, the following monitoring dates are to be used as guidelines. Prior to the commencing of construction activities, an updated monitoring schedule will be provided to staff.

Baseline Monitoring Report:	Within 30-days of ERP issuance
Wet Season Monitoring Event	Six (6) months after the Baseline Monitoring Report
Dry Season Monitoring Event	One (1) year after the Baseline Monitoring Report
First Annual Monitoring Report	Thirty (30) days after the Dry Season Monitoring Event
Wet Season Monitoring Event	Six (6) months after the First Annual Monitoring Report
Dry Season Monitoring Event	One (1) year after the First Annual Monitoring Report
Second Annual Monitoring Report	Thirty (30) days after the Dry Season Monitoring Event
Wet Season Monitoring Event	Six (6) months after the Second Annual Monitoring Report
Dry Season Monitoring Event	One (1) year after the Second Annual Monitoring Report

Third Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

If the site meets the success criteria, the Applicant may request that OCEPD release the monitoring requirements. If the site does not meet the success criteria, the monitoring and reporting will adhere to the following schedule.

Wet Season Monitoring Event

Six (6) months after the Third Annual Monitoring Report

Dry Season Monitoring Event

One (1) year after the Third Annual Monitoring Report

Fourth Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

Wet Season Monitoring Event

Six (6) months after the Fourth Annual Monitoring Report

Dry Season Monitoring Event

One (1) year after the Fourth Annual Monitoring Report

Fifth Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

Success Criteria

The intent of this project is to provide OCEPD with qualitative results of the wetland/surface water preservation areas. Perpetual maintenance will be performed on a regular basis as detailed previously in order to ensure the integrity and viability of the preservation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland creation area will consist of the following:

Wetland/Surface Water Preservation Areas

- 0% coverage of Category 1 exotic vegetation immediately following a maintenance activity; and,
- Coverage of exotic species shall not exceed 5% and coverage of nuisance plant species shall not exceed 10% of total cover between maintenance activities.

received

4/20/20

Monitoring and Maintenance Plan for the Lake Roberts Reserve Offsite/Lake County Mitigation Site

This document is to provide a description of the monitoring and maintenance activities associated with the offsite wetlands (± 55.50 acres) within Lake County that are being placed under a conservation easement as partial mitigation associated with the Lake Roberts Reserve project and also as a measure to protect against potential future direct and/or secondary impacts these lands. This plan is designed to establish successful wetland/upland conservation areas in a native vegetative condition in an effort to enhance the wildlife habitat value, vegetative composition, and overall functional quality of each area.

Maintenance efforts are to be reflected as dictated by the Baseline Report's observed nuisance/exotic percent coverages. These nuisance/exotic coverage percentages are to be maintained or improved, but cannot increase beyond those reflected by the Baseline Report.

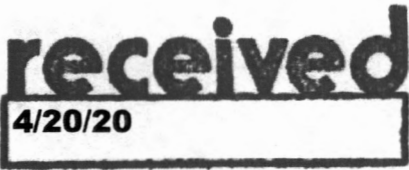
MONITORING

Qualitative Monitoring

The wetland (W-1) preservation area will be qualitatively monitored for a period of five (5) years. The monitoring events will occur on a semi-annual basis. The records of the monitoring events, which will be provided to the OCEPD on an annual basis, will include the following:

- 1) The date, exact place and time of sampling measurements.
- 2) The person responsible for performing the sampling, measurements and analysis.
- 3) The analytical techniques or methods utilized.
- 4) The result of such analyses including:
 - a) Panoramic photographs of the mitigation site.
 - b) Vegetative species listing.
 - c) Coverage of species; planted and naturally recruited.
 - d) A description of any problems encountered during evaluation and proposed solutions.

A belt transect method will be utilized in the monitoring process. Three (3) permanent belt transects will be established throughout the mitigation areas (W-1). These transects will be identified as Transect 1 through Transect 3 and will be approximately 100' in length by 5' in width. At the end of these transects a permanent marker will be installed; which will consist of a 4-foot tall, 1-inch PVC pipe. At each end of these transects, photo-stations will be established to provide photographic documentation of the conservation areas. A GPS point will be recorded at each end of these transects and shown on an exhibit. During each



monitoring event, a list of the individual vegetative species existing within the belt transects will be recorded. Additionally, the percent cover of each species present within the transects will be visually estimated. The data from all of the sampling stations will be collected and summarized. This data will be extrapolated to describe the percent coverage of specific vegetation throughout the entire mitigation area (W-1A).

In addition to the vegetative portion of the qualitative monitoring to be conducted within the wetland preservation area, wildlife information will be recorded. All observations of wildlife will be documented during data collection.

Lastly, photographs will be taken from each end of the vegetative monitoring transects. These photographs will be provided in the annual report to provide a visual description of the wetland preservation area.

Information and exhibits as to the location of the sampling stations will be included within the Baseline Monitoring Report.

MANAGEMENT AND MAINTENANCE

Specific management practices will be employed within the wetland/surface water preservation areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate nuisance and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any nuisance, noxious, invasive or opportunistic species within the mitigation areas. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the nuisance/exotic species seed source. These management practices will be employed within the mitigation areas, as needed and in perpetuity.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. As staff is aware, the most important component of the management plan is the treatment and control of nuisance and noxious vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any exotic or nuisance plant species (including, but not limited to cattails, primrose willow, cogon grass, etc...). No more than a 5% total coverage of such exotic or nuisance species shall occur between maintenance events.

It should be noted that during the 5-year monitoring period, maintenance is proposed to occur on a monthly basis for the first year (12 events) and quarterly for the remaining four years (16 events). After that, maintenance will be on an as needed basis in perpetuity to maintain less than 5% total coverage of exotic or nuisance species.

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REPORTING

An annual letter report will be filed with the OCEPD within 60 days of the end of each year's monitoring event. The letter report will detail the status of the wetland preservation area's qualitative observations, the maintenance/management events that have occurred, any incidental wildlife sightings, and photographs of the wetland preservation areas.

Monitoring Schedule:

Monitoring as detailed is to commence within 30-days of Orange County's Construction Plan approval. As it is unknown when construction associated with the project will commence, the following monitoring dates are to be used as guidelines. Prior to the commencing of construction activities, an updated monitoring schedule will be provided to staff.

Baseline Monitoring Report:	Within 30-days of ERP issuance
Wet Season Monitoring Event	Six (6) months after the Baseline Monitoring Report
Dry Season Monitoring Event	One (1) year after the Baseline Monitoring Report
First Annual Monitoring Report	Thirty (30) days after the Dry Season Monitoring Event
Wet Season Monitoring Event	Six (6) months after the First Annual Monitoring Report
Dry Season Monitoring Event	One (1) year after the First Annual Monitoring Report
Second Annual Monitoring Report	Thirty (30) days after the Dry Season Monitoring Event
Wet Season Monitoring Event	Six (6) months after the Second Annual Monitoring Report
Dry Season Monitoring Event	One (1) year after the Second Annual Monitoring Report

Third Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

If the site meets the success criteria, the Applicant may request that OCEPD release the monitoring requirements. If the site does not meet the success criteria, the monitoring and reporting will adhere to the following schedule.

Wet Season Monitoring Event

Six (6) months after the Third Annual Monitoring Report

Dry Season Monitoring Event

One (1) year after the Third Annual Monitoring Report

Fourth Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

Wet Season Monitoring Event

Six (6) months after the Fourth Annual Monitoring Report

Dry Season Monitoring Event

One (1) year after the Fourth Annual Monitoring Report

Fifth Annual Monitoring Report

Thirty (30) days after the Dry Season Monitoring Event

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Success Criteria

The intent of this project is to provide OCEPD with qualitative results of the wetland/surface water preservation areas. Perpetual maintenance will be performed on a regular basis as detailed previously in order to ensure the integrity and viability of the preservation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland creation area will consist of the following:

Wetland/Surface Water Preservation Areas

- 0% coverage of Category 1 exotic vegetation immediately following a maintenance activity; and,
- Coverage of exotic species shall not exceed 5% and coverage of nuisance plant species shall not exceed 10% of total cover between maintenance activities.

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