





Interoffice Memorandum

**AGENDA ITEM**

April 4, 2019

**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 Jones, P.E., CEP, Manager  
Environmental Protection Division  
(407) 836-1405 

**SUBJECT:** May 7, 2019 – Consent Item  
Woodspring Suites Conservation Area Impact Permit CAI-  
19-01-001

DI Development, LLC is requesting a Conservation Area Impact (CAI) Permit for 0.03 acre of direct Class III wetland impacts and 0.39 acre of upland buffer impacts associated with a Class I surface water in order to construct a Woodspring Suites brand hotel and associated infrastructure.

The project site is located at 12800 East Colonial Drive, Orlando, in District 4. The Parcel ID number for the site is 23-22-31-0000-00-046. The project site is located within the Econlockhatchee River Protection Area. Pursuant to Orange County Code, Chapter 15, Article XI, Section 15-442(f), upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for all Class I and II conservation areas.

The project site comprises a total of 14.11 acres, including 7.51 acres of Class I wetlands, 0.03 acre of Class I surface waters and two Class III wetlands that are 0.02 and 0.03 acres in size. The site also contains 1.44 acres of required upland buffer and 5.08 acres of unregulated uplands.

The applicant proposes to impact the 0.03-acre low quality Class III wetland in order to construct portions of the building and associated parking. The applicant also proposes to impact 0.39 acre of the required upland buffer associated with the Class I surface water. Mitigation is required for the proposed direct impacts to the wetland and required upland buffer.

As mitigation for the wetland and upland buffer impacts, the applicant proposes to purchase 0.17 credits from the TM-Econ Mitigation Bank. The mitigation, as proposed, offsets the impacts.

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Woodspring Suites – 12800 E Colonial Drive Conservation Area Impact Permit CAI-19-01-001

Based on the documentation and justifications provided by the applicant, the Environmental Protection Division (EPD) has confirmed that the proposed site plan allows for reasonable use of the land and that there are no other feasible or practical alternatives available to further minimize impacts to wetlands or required upland buffers.

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

Pursuant to Orange County Code, Chapter 15, Article X, Wetland Conservation Areas Ordinance and Article XI, Econlockhatchee River Protection Ordinance, EPD staff has evaluated the proposed Conservation Area Impact Permit application and required documentation, and recommends approval.

**ACTION REQUESTED:            Approval of Conservation Area Impact Permit No. CAI-19-01-001 for Woodspring Suites. District 4**

JVV/DJ: mg

Attachments

# Conservation Area Impact Permit Request



**Conservation Area Impact  
Permit Request  
CAI-19-01-001  
District 4**

**Applicant:** DI Development, LLC  
**Address:** 12800 E. Colonial Drive  
**Parcel ID:** 23-22-31-0000-00-046

**Project Site** 

**Property Location** 

