



Environmental Protection Division

CONSERVATION AREA DETERMINATION TIME EXTENSION

Determination No: CAD-20-08-153-EXT

Date Originally Issued: October 23, 2020

Date of Extension: October 15, 2025

Date Expires: October 23, 2030

History: On October 23, 2020, the Environmental Protection Division (EPD) issued Conservation Area Determination (CAD) CAD-20-08-153 with an expiration date of October 23, 2025 to DMH BCR, LLC. On September 29, 2025, EPD received an e-mail request from the previous consultant, Darla Miller, to extend the expiration date of the permit. EPD hereby extends the expiration an additional five years.

Activity Location:

14140 Boggy Creek Road, Orlando, FL 32824

Parcel ID Nos.: 33-24-30-0000-00-001 & 33-24-30-0000-00-050

Property Description: See attached

Orange County Commission District: 4

Permittee / Authorized Entity:

DMH BCR, LLC

c/o Darla Miller

Modica and Associates, Inc.

Email: Darlam@modica.cc

The Environmental Protection Division (EPD) has received your certified survey received on October 1, 2020, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the above-referenced property. This Conservation Area Determination (CAD) is binding for a period of five years.

The conservation area(s), as delineated in the field have been classified as follows:

Surface Water/
Wetland
Identification
Number

Class

FLUCCS¹/ Remarks

SW-1

I

510 Streams and Waterways / Boggy Creek

¹*Florida Land Use, Cover and Forms Classification System (FLUCCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition)*

Approved, subject to the following conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
3. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.
4. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
5. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
6. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
7. This CAD supersedes any existing determinations made on this parcel.
8. Please be advised that per Orange County Code Chapter 15, Article VIII, Section 15-304 (a), no development, land clearing, or other tree cutting, or tree removal shall be permitted without first obtaining a Natural Resource Impact Permit (NRIP), tree removal permit and/or building permit with concurrent tree removal approval, unless exempted per section 15-279(a)(9). Contact Orange County Zoning at 407-836-5807 or Zoning@ocfl.net for questions regarding tree and/or vegetation clearing within the designated uplands on this property.
9. The updated Wetland Protection Ordinance, Chapter 15, Article X had an effective date of June 1, 2024. New development requiring a NRIP submitted following that date will be subject to the

updated ordinance, which includes new wetland and upland buffer regulations. Please refer to Orange County Code, Sections 15-382 and 15-391 for new code requirements. Contact EPD at WetlandPermitting@ocfl.net with any questions. **Per the new Wetland Protection Code, a 100-foot upland buffer is required. No development may occur within the 100-foot upland buffer without first receiving a Natural Resource Impact Permit (NRIP).**

If you should have any questions concerning this determination, please contact James Hynes at 407-836-1509 or James.Hynes@ocfl.net.

Project Manager:



James R Hynes, Environmental Specialist II

Authorized for the Orange County Environmental Protection Division by:

 for

Renée H. Parker, LEP, Environmental Protection Officer

JRH/~~AK~~/TMH/gfdjr

Enclosure: Approved Survey

c: FWC, Conservation Planning Services, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org
DMH BCR, LLC, allan@thehubergroup.us
Lisa Prather, SFWMD, lprather@sfwmd.gov
Elizabeth Johnson, EPD, Liz.Johnson@ocfl.net

Property Descriptions

33-24-30-0000-00-001: (NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) S 204 FT OF N 806.2 FT OF E 1808 FT OF NE1/4 (LESS E 30 FT FOR RD R/W) OF SEC 33-24-30 SEE 8658/3792 & (LESS COMM AT THE NE CORNER OF THE NE 1/4 SEC 33 24-30 TH S00-58-20E 602.35 FT TH N89-42-47W 30.01 FT FOR THE POB TH S00-58-20E 203.79 FT TH N89-42-53W 60.01 FT TH N00-58-20W 126.39 FT TO A POC CONCAVE ELY HAVING A RADIUS 5790 FT DELTA 00-45-57 CHORD BRG N00-35-22W AN ARC LENGTH 77.4 FT TH S89-42-47E 59.5 FT TO THE POB PER GT18-15967 DOC# 20180047347)

33-24-30-0000-00-050: (NOTE: AG PORTION OF THE FOLLOWING DESCRIBED PROPERTY) S 204 FT OF N 806.2 FT OF E 1808 FT OF NE1/4 (LESS E 30 FT FOR RD R/W) OF SEC 33-24 30 SEE 8658/3792 & (LESS COMM AT THE NE CORNER OF THE NE 1/4 SEC 33-24-30 TH S00-58-20E 602.35 FT TH N89-42-47W 30.01 FT FOR THE POB TH S00-58-20E 203.79 FT TH N89-42-53W 60.01 FT TH N00-58-20W 126.39 FT TO A POC CONCAVE ELY HAVING A RADIUS 5790 FT DELTA 00-45-57 CHORD BRG N00-35-22W AN ARC LENGTH 77.4 FT TH S89-42-47E 59.5 FT TO THE POB PER GT18-15967 DOC# 20180047347)

BOUNDARY AND TOPOGRAPHIC SURVEY

14140 BOOGY CREEK RD. ORLANDO, FLORIDA 32824

PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF:
 ONE FLORIDA BANK, A FLORIDA BANKING CORPORATION
 TRIMBLE TITLE INSURANCE AGENCY INC.
 TRIMBLE TITLE INSURANCE COMPANY
 TRIMBLE NATIONAL TITLE INSURANCE COMPANY

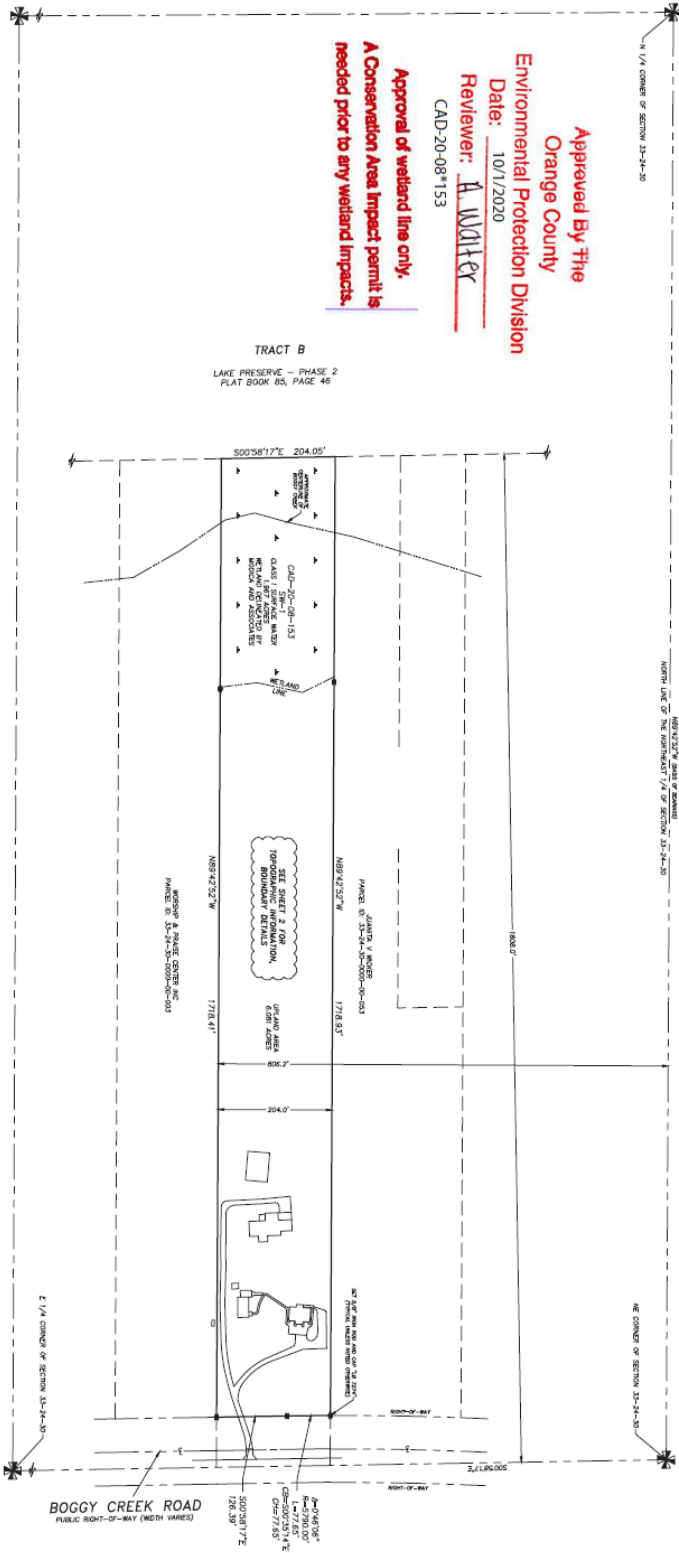
DESCRIPTION:
 THE SOUTH 204 FEET OF THE NORTH 804.2 FEET OF THE EAST 1,808 FEET OF THE SECTION 24 SOUTH 30 EAST TOWNSHIP 24 SOUTH RANGE 30 EAST OF THE PUBLIC ROAD-547 LESS THE CORNER MARKED BY ORANGE COUNTY, FLORIDA, A POLITICAL SUBDIVISION, MORE PARTICULARLY THE 1.3000 ACRES WITHIN ROAD RIGHT-OF-WAY AS SHOWN ON PLAT INSTRUMENT NO. 2018042124 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Received
 10/1/2020

Approved By **The**
Orange County
Environmental Protection Division
 Date: 10/1/2020
 Reviewer: A. Walter
 CAD-20-08153

Approval of wetland line only.
 A Conservation Area Impact permit is needed prior to any wetland impacts.

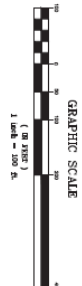
TRACT B
 LAKE PRESERVE - PHASE 2
 PLAT BOOK 85, PAGE 46



- STANDARD NOTES:
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LEGEND

1	BOUNDARY LINE
2	WETLAND BOUNDARY
3	WETLAND AREA
4	WETLAND VEGETATION
5	WETLAND WATER
6	WETLAND SOILS
7	WETLAND TOPOGRAPHY
8	WETLAND VEGETATION
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99	WETLAND TOPOGRAPHY
100	WETLAND VEGETATION



In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.

JOB NUMBER: 19070.000
SURVEY DATE: 6-13-2019
FIELD BY: T. CONARD
FIELD BOOK: 1903
PAGES: 45-50
FIELD FILE: 19070TC.M\F
DRAWING FILE: 19070.DWG

REVISIONS:
7/29/19 - REVISED LEGAL DESCRIPTION
6/15/20 - ADDITIONAL WETLAND PLAYS
8/19/20 - REVISED WETLAND PLAYS

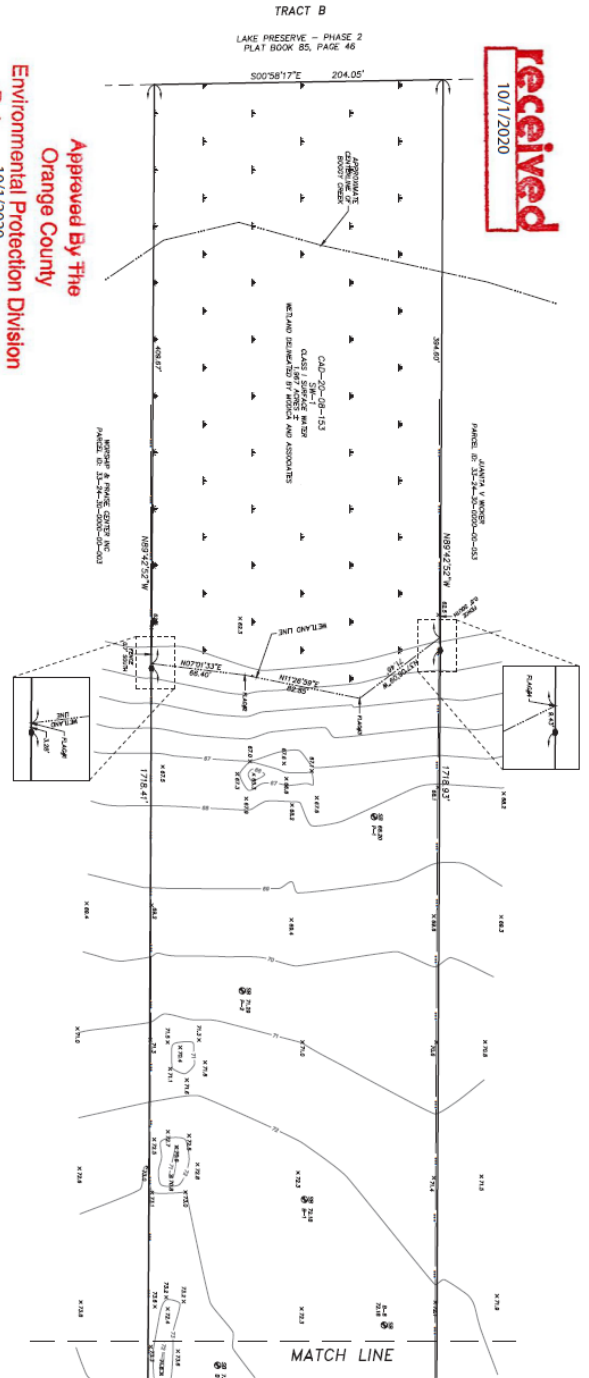
Digitally signed by Aron Bishman
 Date: 2020.10.01 11:23:32 -0400'

BISHMAN
 Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274
 32 W. PLANT STREET PHONE NO. 407.905.8677
 WINTER GARDEN, FL 34787 Fax No. 407.905.8675

SECTION 33	SHEET 1
TOWNSHIP 24 SOUTH	OF 2
RANGE 30 EAST	2

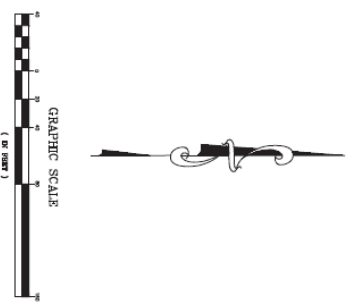
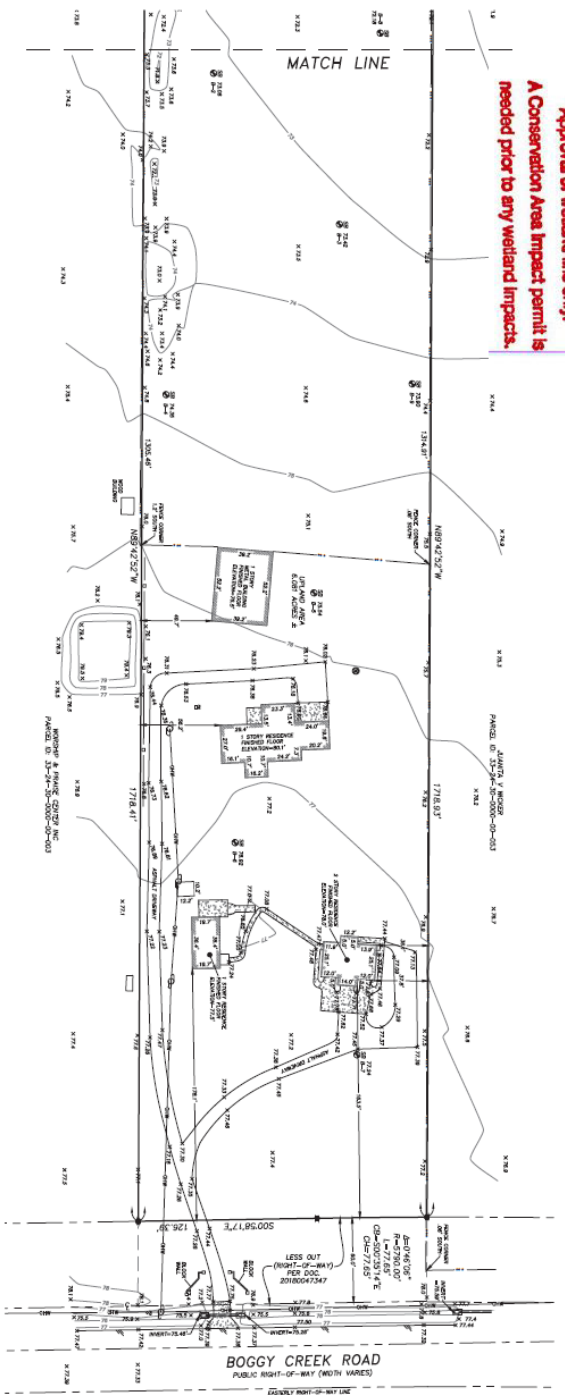
Received
10/1/2020



- LEGEND/ABBREVIATIONS
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Approved By The
Orange County
Environmental Protection Division
Date: 10/1/2020
Reviewer: A. WALTER
CAD-20-08-153

Approval of wetland line only.
A Conservation Area Impact permit is
needed prior to any wetland impacts.



In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.

<p>BISHMAN Surveying & Mapping, Inc.</p> <p>CERTIFICATE OF AUTHORIZATION LB 7274 32 W. PLANT STREET Phone No. 407.905.8877 WINTER GARDEN, FL 34787 Fax No. 407.905.8878</p>	<p>SECTION 33</p> <p>TOWNSHIP 24 SOUTH</p> <p>RANGE 30 EAST</p>	<p>SHEET 2</p> <p>OF 2</p>
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