Environmental Protection Division

WETLAND DETERMINATION

Determination No.: WD-26-07-113
Date Issued: September 1, 2026
Date Expires: September 1, 2031

Activity Location:

1520 8th Street, Orlando, FL 32820
Parcel ID No.: 15-22-32-2336-01-320
Property Description: UNRECORDED PLAT EAST ORLANDO ESTATES SECTION 1 TR 132 DESC AS BEG W1/4 COR OF SEC 22-22-32 RUN E 2012.85 FT N 672.40 FT E 645 FT N 167 FT TO POB CONT N 167 FT E 645 FT S 167 FT W 645 FT TO POB
Orange County Commission District: 5

Permittee(s) / Authorized Entity:

1520 8th St. Land Trust
c/o Joel Thomson
Thomson Environmental Consulting, LLC
Email: joel@thomsonenv.com

The Environmental Protection Division (EPD) has received your certified survey, which accurately depicts the approved limits of the jurisdictional wetlands and/or surface waters on the above-referenced property.

This Wetland Determination is binding for a period of five years, provided that physical conditions of the property do not change that alter the boundaries of wetlands and/or surface waters approved in this Wetland Determination.

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

The following wetlands and/or surface waters have been identified on the property:

Wetland/Surface Water ID	Acreage	Class? (Econ Only)	Extends Off-Site? (Yes/No)	FLUCCS Code[1]	Vulnerable Habitat? (Yes/No)
W-1	0.07	N/A	Yes	630	No
SW-1	0.03	N/A	Yes	512	No

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

This Wetland Determination (WD) has been 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 WD.

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 WD issuance provided physical conditions on the property do not change 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 WD 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 wetlands and/or surface waters unless approved by the County.

5. The property owner/permittee(s) is also responsible for addressing any adverse secondary impacts to surface waters or wetlands that may occur because of the development of the site.

6. The County may revoke this WD 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 WD 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.

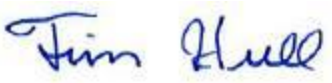
If you should have any questions concerning this determination, please contact James Hynes at James.Hynes@ocfl.net.

Project Manager:



James Hynes, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

Renée H. Parker, LEP, Environmental Protection Officer

JH/KRR/TMH: gfdjr

Enclosure: Approved Survey

c: Albert Iglesias, Trustee, albert@sflpartners.com
Liz Johnson, OCEPD, Liz.Johnson@ocfl.net
Florida Department of Environmental Protection, DEP_CD@dep.state.fl.us
FWC, Conservation Planning Services, conservationplanningservices@MyFWC.com
Orange County Property Appraiser Office, mappingservices@ocpafl.org

Boundary Survey

Legal Description:

SEE BELOW

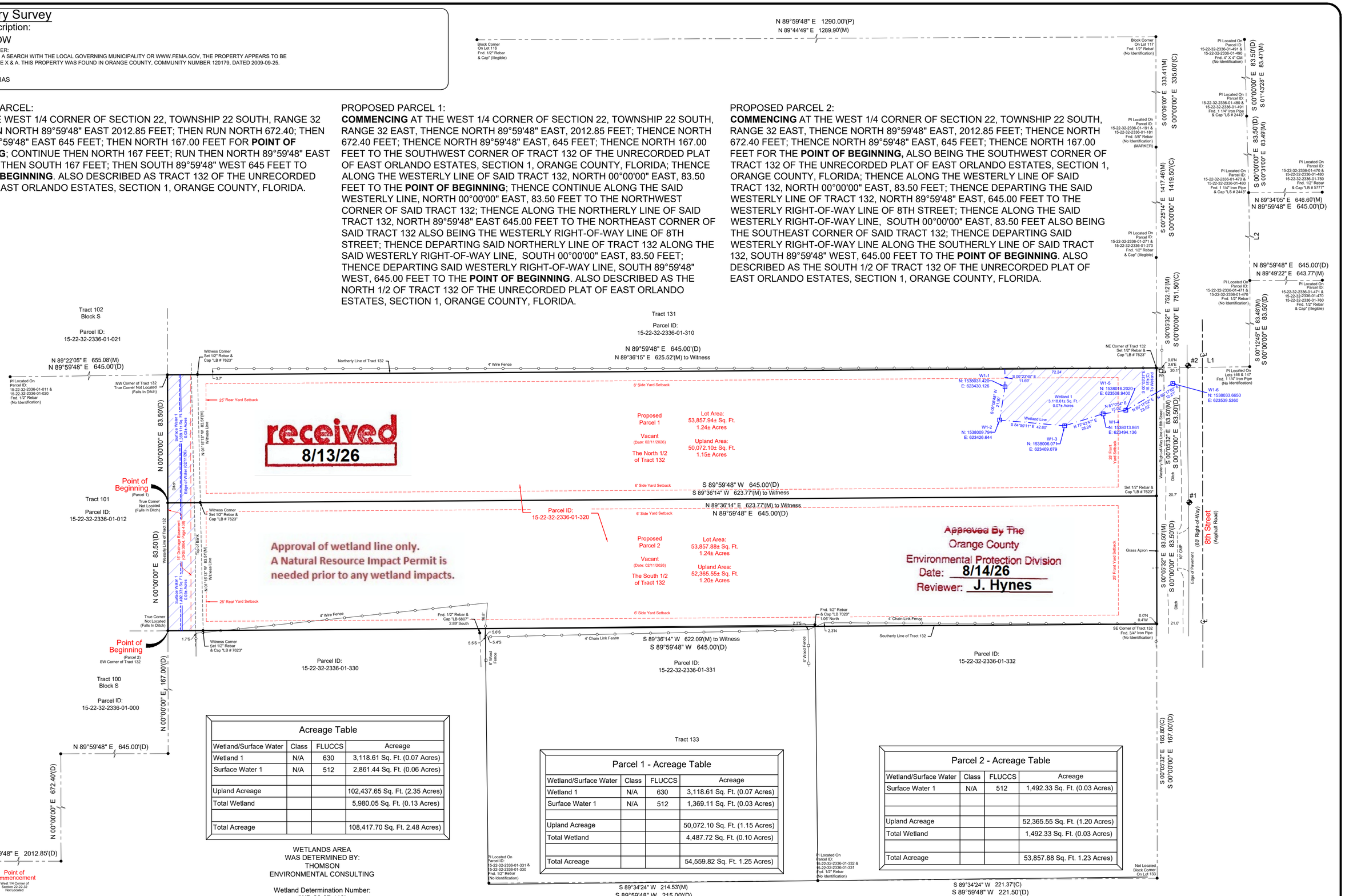
FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X & A. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2009-09-25.

CERTIFIED TO:
ALBERT IGLESIAS

PARENT PARCEL:
FROM THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, RUN NORTH 89°59'48" EAST 2012.85 FEET; THEN RUN NORTH 672.40; THEN NORTH 89°59'48" EAST 645 FEET; THEN NORTH 167.00 FEET FOR **POINT OF BEGINNING**; CONTINUE THEN NORTH 167 FEET; RUN THEN NORTH 89°59'48" EAST 645 FEET; THEN SOUTH 167 FEET; THEN SOUTH 89°59'48" WEST 645 FEET TO **POINT OF BEGINNING**. ALSO DESCRIBED AS TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.

PROPOSED PARCEL 1:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, THENCE NORTH 89°59'48" EAST, 2012.85 FEET; THENCE NORTH 672.40 FEET; THENCE NORTH 89°59'48" EAST, 645 FEET; THENCE NORTH 167.00 FEET TO THE SOUTHWEST CORNER OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 132, NORTH 00°00'00" EAST, 83.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE SAID WESTERLY LINE, NORTH 00°00'00" EAST, 83.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 132; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 132, NORTH 89°59'48" EAST 645.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 132 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 8TH STREET; THENCE DEPARTING SAID NORTHERLY LINE OF TRACT 132 ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, 83.50 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°59'48" WEST, 645.00 FEET TO THE **POINT OF BEGINNING**. ALSO DESCRIBED AS THE NORTH 1/2 OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.

PROPOSED PARCEL 2:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, THENCE NORTH 89°59'48" EAST, 2012.85 FEET; THENCE NORTH 672.40 FEET; THENCE NORTH 89°59'48" EAST, 645 FEET; THENCE NORTH 167.00 FEET FOR THE **POINT OF BEGINNING,** ALSO BEING THE SOUTHWEST CORNER OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 132, NORTH 00°00'00" EAST, 83.50 FEET; THENCE DEPARTING THE SAID WESTERLY LINE OF TRACT 132, NORTH 89°59'48" EAST, 645.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 8TH STREET; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, 83.50 FEET ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 132; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE SOUTHERLY LINE OF SAID TRACT 132, SOUTH 89°59'48" WEST, 645.00 FEET TO THE **POINT OF BEGINNING**. ALSO DESCRIBED AS THE SOUTH 1/2 OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.



received
8/13/26

Acreage Table			
Wetland/Surface Water	Class	FLUCCS	Acreage
Wetland 1	N/A	630	3,118.61 Sq. Ft. (0.07 Acres)
Surface Water 1	N/A	512	2,861.44 Sq. Ft. (0.06 Acres)
Upland Acreage			102,437.65 Sq. Ft. (2.35 Acres)
Total Wetland			5,980.05 Sq. Ft. (0.13 Acres)
Total Acreage			108,417.70 Sq. Ft. 2.48 Acres)

Parcel 1 - Acreage Table			
Wetland/Surface Water	Class	FLUCCS	Acreage
Wetland 1	N/A	630	3,118.61 Sq. Ft. (0.07 Acres)
Surface Water 1	N/A	512	1,369.11 Sq. Ft. (0.03 Acres)
Upland Acreage			50,072.10 Sq. Ft. (1.15 Acres)
Total Wetland			4,487.72 Sq. Ft. (0.10 Acres)
Total Acreage			54,559.82 Sq. Ft. 1.25 Acres)

Parcel 2 - Acreage Table			
Wetland/Surface Water	Class	FLUCCS	Acreage
Surface Water 1	N/A	512	1,492.33 Sq. Ft. (0.03 Acres)
Upland Acreage			52,365.55 Sq. Ft. (1.20 Acres)
Total Wetland			1,492.33 Sq. Ft. (0.03 Acres)
Total Acreage			53,857.88 Sq. Ft. 1.23 Acres)

WETLANDS AREA
WAS DETERMINED BY:
THOMSON
ENVIRONMENTAL CONSULTING

Wetland Determination Number:
(WD-26-07-113)
(Per Orange County Delineation Agreement Letter
Date Issued: July 22, 2026)

Note:
Subject property falls within 100 Year Flood Zone "A", Elevation = 69.6'(NAVD88)(Per Orange County)

Note:
Wetlands area was determined by -
Thomson Environmental Consulting
2324 Leu Road
Orlando, Florida 32803

(M)-Measured Bearings shown hereon, are based upon the State Plane Coordinate System NAD 83 (East) Zone

Note: The Tract Numbers are Shown Per The Unrecorded Plat of East Orlando Estates

-Site Benchmark Information-

#1
Set Nail & Disk "LB # 7623" in Asphalt
Elevation: 68.93'

#2
Set Nail & Disk "LB # 7623" in Asphalt
Elevation: 68.65'

-Benchmark Information-
Orange County Benchmark
Designation Number: P1673019
Elevation = 66.090'
(Elevations are based upon NAVD 88)

L1
S 89°59'48" W 60.00'(P)
S 89°13'29" W 60.91'(M)

L2
S 00°00'00" E 167.00'(D)
S 01°34'21" E 164.49'(M)

N
W E
S

Graphic Scale
0' 20' 40' 80'
Scale: 1"=40'

Field Date: 11/12/24
Drawn By: PB
Date Completed: 07/24/26
File Number: IS-135985

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
–□–	- Wood Fence	–O–	- Chain Link Fence

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions
Removed Wetlands - 01/10/24 - TCK
Lot Split - 02/17/26 - AWW
Updated Survey - 07/28/26 - TRP

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165