

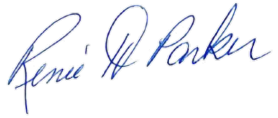


Interoffice Memorandum

May 20, 2024

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

FROM: Tanya Wilson, AICP, Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **Renée H. Parker, LEP, Manager
Environmental Protection Division
(407) 836-1420** 

SUBJECT: June 18, 2024 – Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application for
Harpaul Ohri (SADF-23-09-023)

The applicant, Harpaul Ohri, is requesting a Shoreline Alteration/Dredge and Fill (SADF) permit to authorize the construction of a new vinyl seawall, faced with riprap and plantings, on the shoreline of Lake Down. The property is located at 502 Jennifer Lane, Windermere, Florida, 34786 (Parcel ID No. 09-23-28-9354-00-080) in District 1.

The applicant is proposing to construct approximately 230 feet of new vinyl seawall along the shoreline of Lake Down to prevent further erosion of their property. The proposed seawall will have 8-foot returns on each end. There is an existing partial wall at the shoreline, which will remain in place; the new seawall will be installed directly in front of the old wall. Environmental Protection Division (EPD) staff did not find a permit for the partial wall; however, it has been in place since at least 2006, and was installed by a previous property owner. Therefore, EPD is not pursuing any enforcement for the old wall.

The property to the north has a seawall, but there is no seawall on the property to the south. There are also seawalls on other properties on Lake Down. Based on prior Board direction, riprap and plantings are normally required for new and replacement seawalls; therefore, the applicant will install riprap and plantings waterward of the new seawall, with the exception of planting in the area just north of the boat dock, due to abundant existing vegetation.

On the south end of the property, the seawall will impact approximately 80 square feet of the shoreline wetland. EPD received a letter from a Professional Engineer stating that straightening the wall in this area will result in greater structural integrity, and that the proposed location of the wall will most effectively stabilize the shoreline. No mitigation will be required as the functional loss was de minimis, as determined by the Uniform Mitigation Assessment Method. Additionally, the riprap and plantings to be installed will provide beneficial habitat to wildlife.

In accordance with Orange County Code, Chapter 33, Article IV, Section 33-129(d), notification of the public hearing was sent to all property owners within 500 feet of the project site. EPD received no objections to the request.

Pursuant to Orange County Code, Chapter 33, Article IV, EPD has evaluated the proposed SADF permit application and required documents and has made a finding that the request is consistent with Section 33-129.

Staff Recommendation

Approval of the SADF permit, subject to the following conditions:

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 Board's decision 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 construction and continues in perpetuity.
3. Construction activities shall be completed in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by EPD on April 19, 2024. The permitted activity must commence within six months and be completed within two years from the date of issuance of the permit. In the event that the project has not commenced within six months or been completed within two years or extended, this permit shall be void and a new permit application with fee will be required.
4. In the event that the permitted activity has not been completed within two years, the Environmental Protection Officer may grant a permit extension of up to one additional year. Requests for permit extension must be submitted to EPD prior to the expiration date. No changes to the approved plans will be authorized with a permit extension.
5. Riprap shall be installed waterward of the new seawall in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by EPD on April 19, 2024. The riprap shall be installed at a slope no steeper than two (horizontal) to one (vertical), extend at least halfway up the face of the seawall, and measure between 12 inches to three feet in diameter. The installation of riprap must commence within 30 days and be completed within 60 days from the date of completion of construction of the seawall.
6. Installation of plantings must be initiated within 30 days and be completed within 60 days of installation of the riprap in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by EPD on April 19, 2024. After one year, if 80 percent areal coverage of native emergent or aquatic plant species is not established, additional plantings may be required.

7. The permittee may maintain a clear access corridor below the NHWE of 98.52 feet (NAVD88) above mean sea level for Lake Down, not to exceed 30 feet or 20 percent of the total shoreline length in width, whichever is greater, and of sufficient length waterward from the shoreline to allow access to open water. Any existing or future structures, such as a boat dock, must be located within this corridor.
8. This permit does not authorize any dredging or filling except that which is necessary for the installation of the seawall, riprap, and native vegetation plantings, as depicted on the approved plans.
9. 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, Florida Administrative Code (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 permittees 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 (OFWs).

General Conditions:

10. A copy of this permit, along with EPD stamped and approved drawings, should be taken to the Orange County Zoning Division (OCZD) at 201 South Rosalind Avenue for review prior to applying for a Building Permit. For further information, please contact the OCZD at (407) 836-5525.
11. After approval by OCZD, the certified site plans will need to be reviewed by the Orange County Building Safety Division (OCBSD) in order to obtain a Building Permit. For further information, please contact the OCBSD at (407) 836-5550.
12. 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.
13. The permittee binds themselves and any successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities 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.
14. 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.

15. 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 of the seawall.
16. 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.
17. 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 permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owners' 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.
18. 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 33, Article IV of the Orange County Code.
19. 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.
20. The permittee is hereby advised that Section 253.77 FS, states that a person may not commence any excavation, construction, or other activity involving the use of sovereignty or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
21. Should any other regulatory agency require changes to the property or permitted activities, 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.

22. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
23. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate. EPD may revoke the permit upon discovery of information that may cause pollution to water bodies, cause an adverse impact on the riparian rights of other waterfront property owners, or impede the traditional use and enjoyment of the waterbody by the public.
24. 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.
25. The permittee shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. The permittee shall remain liable for any corrective actions that may be required as a result of any permit violations until the permit is legally transferred.
26. 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.
27. 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.
28. 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.
29. 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 applicant 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 applicant 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.
30. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of construction.

ACTION REQUESTED: **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-23-09-023, for Harpaul Ohri, subject to the conditions listed in the staff report. District 1**

RHP/TW: rt

Attachments

Shoreline Alteration/Dredge and Fill Permit Request



Shoreline Alteration / Dredge and Fill

Permit Request

SADF-23-09-023

District #1

Applicant: Harpaul Ohri

Address: 502 Jennifer Lane

Parcel ID: 09-23-28-9354-00-080

Project Site



Property Location





HODGSKIN
Outdoor Living, Inc.
Florida's Finest Custom Built

Flood Insurance Rate Map:
Community Number: 120179 Panel: 0385
Suffix "F" Flood Insurance Rate Map
Dated September 25, 2009
Flood Zone: "X/AE (ELEV. 100.7)"
Map ID: 12095C0385F

received
4/19/2024

ENGINEER'S SEAL AS TO SITE PLAN ONLY:

- IMPACTED AREA 80 SQUARE FEET = .0018 ACRES

- 
- Unroe Engineering**
Civil Engineering Planning Scientific Evaluations
PO Box 80940, Colorado Springs, Colorado 80909 • Tel: 719-575-0800 • Fax: 719-575-0801 • Email: info@unroeeng.com

[illegible]

This item has been electronically signed and sealed by
Darcy Unroe, PE 60929 on the date indicated using a
Digital Signature
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copy.

REV	DATE	DESCRIPTION	JRN
09/19/2023	REVISION SHOW PROPOSED SEAWALL LOCATION	JRN	
09/21/2023	FINAL BOATDOCK	JRN	
02/14/2024	FINAL BOATDOCK UPDATE	JRN	

DATE: 04/03/2023	
DRAWN: EJMR	
CHECKED: H.L.	
FIELD:	
JOB NO. 2023- 0622	SHEET 1



230' VINYL SEAWALL W/(2) 8' RETURNS

