

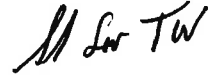
Interoffice Memorandum

DATE: January 31, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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



CONTACT: Renée H. Parker, LEP, Manager, Environmental Protection Officer

PHONE: (407) 836-1420

DIVISION: Environmental Protection Division

ACTION REQUESTED:

Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-24-10-023 for Katherine Bautista Draviam and Sameer Paul Draviam, subject to the 28 conditions listed in the staff report. District 3 (Environmental Protection Division)

PROJECT: March 11, 2025 – Public Hearing

Request for Shoreline Alteration/Dredge and Fill Permit for Katherine Bautista Draviam and Sameer Paul Draviam (SADF-24-10-023)

PURPOSE: The applicants, Katherine Bautista Draviam and Sameer Paul Draviam, are requesting a Shoreline Alteration/Dredge and Fill permit to authorize construction of a riprap revetment with plantings, along the shoreline of Lake Jessamine. The property is located at 5752 Moonlight Circle, Orlando, Florida, 32839, Parcel ID No. 23-23-29-0000-00-158 in District 3.

The applicants are proposing to construct approximately 75 feet of riprap revetment made of natural stone. Shoreline erosion damage is evident in photos of the property and erosion was confirmed by Environmental Protection division (EPD) staff to be occurring during a site visit. There is an existing shoreline hardening structure on the property to the south. There are also several shoreline hardening structures on other properties on Lake Jessamine. Based on prior Board direction, plantings are normally required for shoreline hardening projects, including riprap revetments. Therefore, the applicants will be required to install plantings waterward of the riprap.

There is a sand beach present on the northeastern side of the subject property, which was created by a previous property owner in approximately 2010. The applicants have agreed to allow the sand beach to naturally re-vegetate as a condition of the permit.

According to the property survey, the proposed riprap revetment location is waterward of the Normal High Water Elevation (NHWE) of 91.36ft NAVD88 for Lake Jessamine, as established by Orange County. Staff did a review of historic lake level data and found that lake levels reach the NHWE only on rare occasions such as following extreme weather events. EPD has requested the applicant to complete a Hold Harmless Agreement due to potential navigational hazards at times when the riprap revetment may be submerged.

In accordance with Orange County Code, Chapter 15, Article VI, Section 15-218(d), notification of the public hearing was sent to property owners within 500 feet of the project site. EPD has received no objections to the request.

Pursuant to Orange County Code, Chapter 15, Article VI, EPD has evaluated the proposed SADF permit application and required documents and has made a finding that the request is consistent with Section 15-218.

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 plans submitted by Creative Construction Solutions, received by the Environmental Protection Division (EPD) on January 10, 2025, and the engineered cross-section plan signed and sealed by Daniel Souter, P.E., received by EPD on December 23, 2024. The permitted activity must commence within six months and be completed within one year from the date of issuance of the permit. In the event that the project has not commenced within six months or been completed within one year or extended, this permit shall be void and a new permit application with fee will be required.

4. Installation of plantings must be initiated within 30 days and be completed within 60 days of permit issuance in accordance with the plans submitted by Creative Construction Solutions and received by EPD on January 10, 2025. After one year, if 80 percent areal coverage of native emergent or aquatic plant species is not established, additional plantings may be required.
5. The permittees may maintain a clear access corridor below the NHWE of 91.36 feet (NAVD88) above mean sea level for Lake Jessamine, 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.
6. The permittees shall allow the sand beach area on the northeastern side of the subject property to naturally re-vegetate. No further maintenance of lake vegetation outside the designated access corridor is permitted without authorization from Orange County.
7. In the event that the permitted activity has not been completed within one year, 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.
8. The riprap shall be installed at a slope no steeper than two (horizontal) to one (vertical), and measure between 12 inches to three feet in diameter.
9. This permit does not authorize any dredging or filling except that which is necessary for the installation of the riprap and native vegetation, as depicted on the approved plans.
10. 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).

11. Discharge of groundwater from dewatering operations requires approval from the Florida Department of Environmental Protection (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 FS. 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.

General Conditions:

12. 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.
13. 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.
14. The permittees 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 permittees 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.
15. Subject to the terms and conditions herein, the permittees are 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 permittees bind 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.
16. Issuance of this permit does not warrant in any way that the permittees have riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittees. 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 permittees agree 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.

17. This permit does not release the permittees 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 permittees or create in the permittees 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 permittees or convey any rights or privileges other than those specified in the permit and Chapter 15, Article VI of the Orange County Code. If these permit conditions conflict with those of any other regulatory agency, the permittees shall comply with the most stringent conditions. The permittees shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
18. 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 permittees are responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
19. Should any other regulatory agency require changes to the property or permitted activities, the permittees 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.
20. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
21. The permittees 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.

22. 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.
23. The permittees 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 permittees shall remain liable for any corrective actions that may be required as a result of any permit violations until the permit is legally transferred.
24. The permittees 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.
25. 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 permittees.
26. The permittees agree that any dispute arising from matters relating to this permit shall be governed by the laws of Florida and initiated only in Orange County.
27. 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 applicants 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 applicants fail 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.
28. Pursuant to Section 125.022 FS, the applicants shall obtain all other applicable state or federal permits before commencement of construction.

BUDGET: N/A

Shoreline Alteration/Dredge and Fill Permit Request



Shoreline Alteration / Dredge and Fill

Permit Request

SADF-24-10-023

District #3

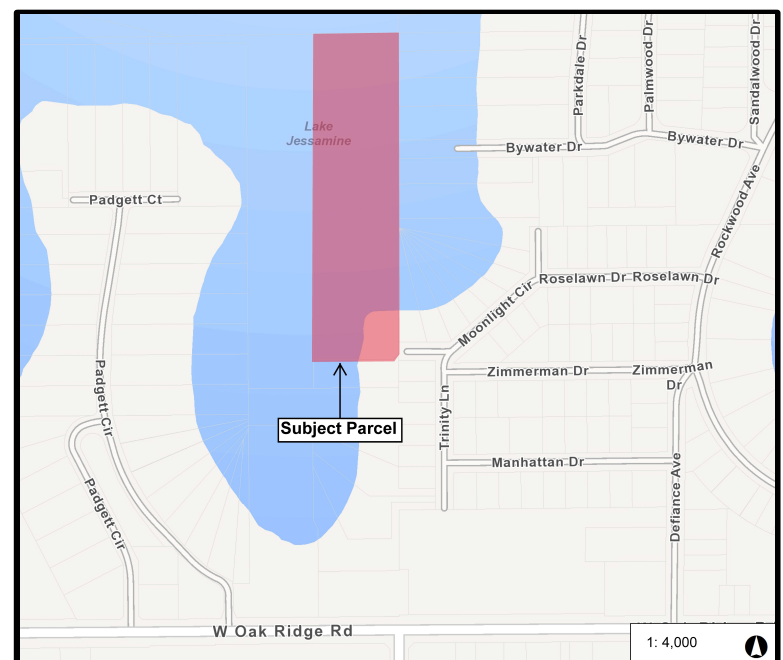
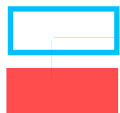
**Applicants: Katherine Bautista Draviam
and Sameer Paul Draviam**

Address: 5752 Moonlight Circle

Parcel ID: 23-23-29-0000-00-158

Project Site

Property Location



[illegible]

No fill will be imported

Total length of riprap is 75 feet

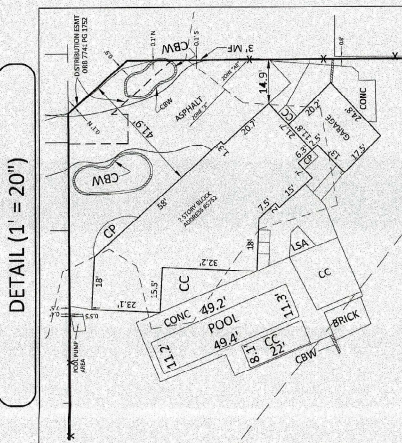
Riprap will be 1 foot to 3 foot in diameter in average dimensions.

Riprap will be Tennessee river rounds

[illegible]

LEGAL DESCRIPTION

COMMENCE AT THE SOUTH-EAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 7E EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 12°20' WEST ALONG THE EAST, A DISTANCE OF 305.02 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 44 DEGREES 15' WEST, A DISTANCE OF 266.55 FEET; THENCE RUN SOUTH 48°11'45" WEST, A DISTANCE OF 240.14 FEET; THENCE RUN SOUTH 30°14'45" WEST, A DISTANCE OF 1076.30 FEET; THENCE RUN NORTH 18°08'05" EAST, A DISTANCE OF 280.00 FEET; THENCE RUN SOUTH 30 DEGREES 11'20" EAST, A DISTANCE OF 1029.98 FEET TO THE POINT OF BEGINNING.



SURVEY DATE: 8/13/23

[illegible]

BOUNDARY SURVEY

CERTIFIED TO: SAMIER PAUL DRAGIAM & KATHERINE DRAGIAM

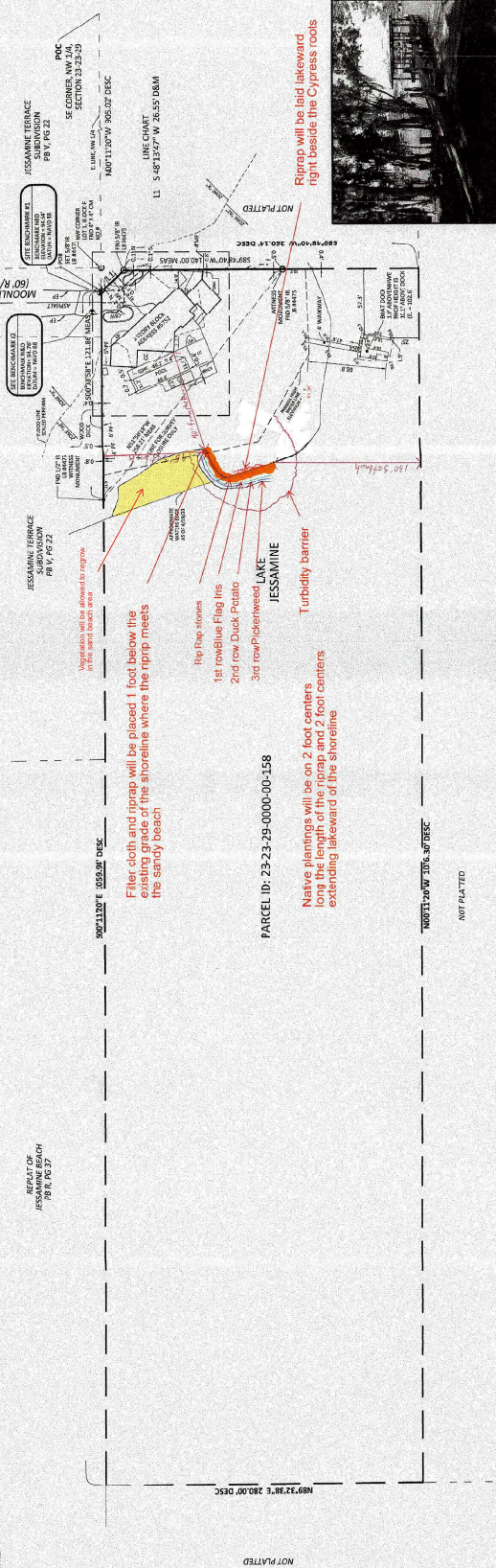
Russell K. Smith 4/19/23

RONALD K. SMITH, PSM 5797

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER" OR
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY RONALD K. SMITH, PSM 5757.

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STOCK AS-BUILT 4-18/73

received
12/23/2024

DANIEL SCUTER, P.E.
P.E.# 63901
P.O. BOX 647774
ORLANDO, FL 32864
PHONE (407) 421-4866

alpa
ENGINEERING
CA #00596

RIP RAP DETAIL
DRAVAM RESIDENCE
5752 MOONLIGHT CIRCLE
ORLANDO, FL 32839

Seal of Engineer:



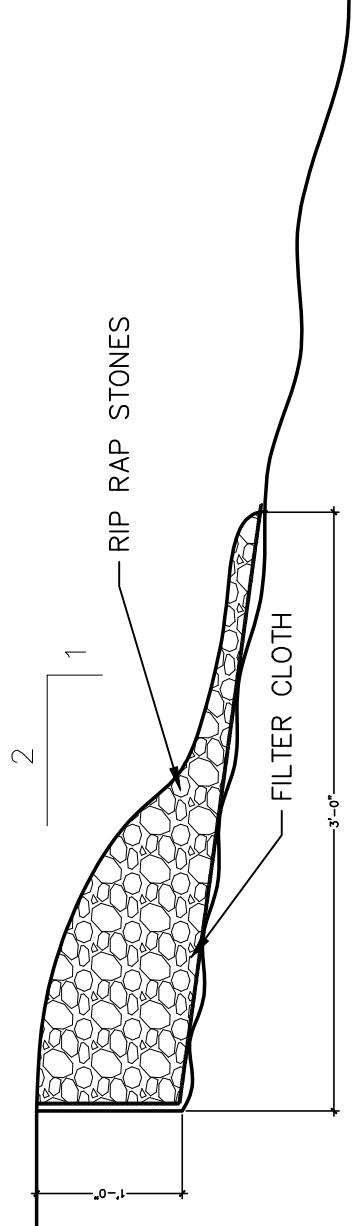
Daniel Scuter, P.E.
FL Reg No. 63901

Job Number: 24-287
Date: 10.21.2024
Drawn: LMM
Checked: DS

Sheet No.
SK1

N.H.W.E. 91.36'

EXISTING GRADE ELEV. = 91.05'



1 RIP RAP LAKE ENTRY DETAIL
SCALE: NTS

ALL ELEVATIONS NAVD 88

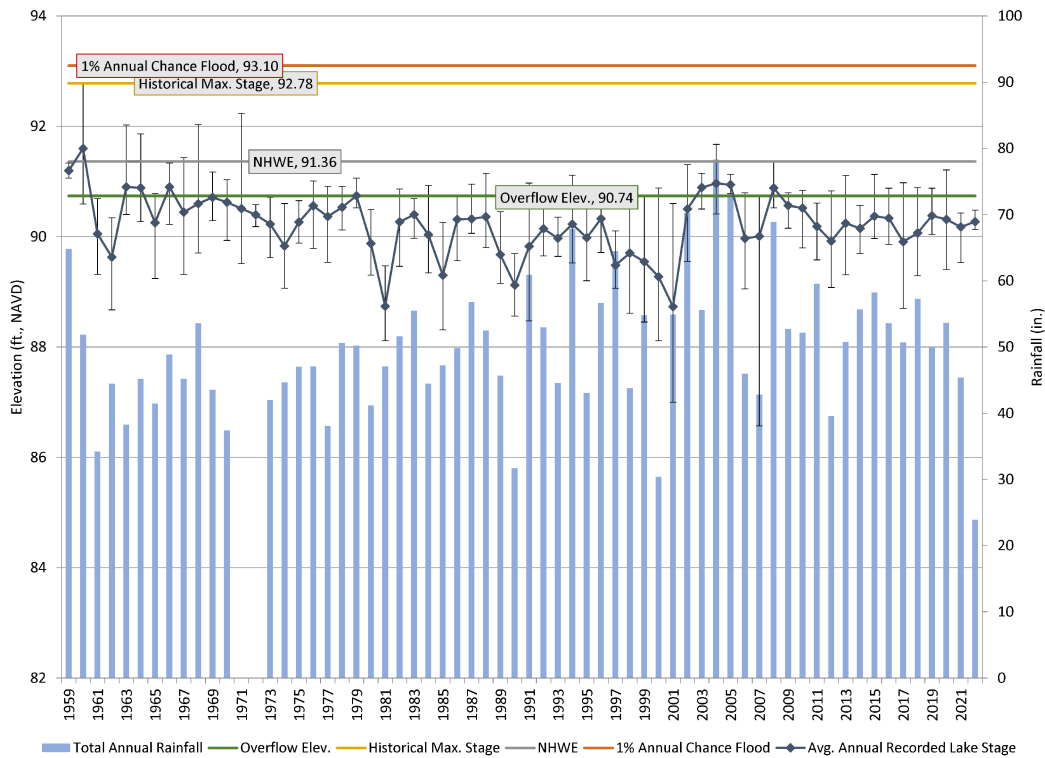


Lake Informational Sheet

Lake Jessamine



Historical Lake Levels



Monthly Data

