



Interoffice Memorandum

May 3, 2023

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

FROM: Tim Boldig, Interim Director  
Planning, Environmental, and Development  
Services Department

**CONTACT PERSON: David D. Jones, P.E., CEP, Manager  
Environmental Protection Division  
(407) 836-1406**

SUBJECT: June 6, 2023 – Public Hearing  
Shoreline Alteration/Dredge and Fill Permit Application for  
Robert Thollander (SADF-22-09-023)

The applicant, Robert Thollander, is requesting a Shoreline Alteration Dredge and Fill (SADF) Permit to authorize the construction of a new seawall, faced with riprap and plantings, on the shoreline of Lake Holden. The property is located at 813 Springwood Drive, Orlando, FL 32839 (Parcel ID No. 11-23-29-9592-04-080) in District 3.

The applicant is proposing to construct approximately 75 feet of new, vinyl seawall along the shoreline of the subject property. The seawall will include one eight-foot return on the western side of the lot. The eastern end of the seawall will tie into the existing wall on the adjacent property. The adjacent property owner to the west (Trevor Martin at 819 Springwood Drive) is also requesting an SADF Permit for a new seawall and there are several existing seawalls on Lake Holden.

There is demonstrable erosion occurring on the shoreline and the applicant has lost some shoreline area that was previously rear yard. The applicant is proposing to reclaim some of the yard that has eroded into the lake by constructing a portion of the seawall waterward of the Normal High Water Elevation (NHWE), which will result in approximately 214 square feet of impact to the lake. The seawall will be constructed no further than 39 inches waterward of the NHWE. To offset the surface water impacts, the applicant has agreed to pay \$375 to the Conservation Trust Fund as mitigation, if the SADF Permit Application is approved.

Based on prior Board direction, riprap and plantings are required for new seawalls; therefore, the applicant will install riprap and plantings waterward of the new seawall. There is an existing drainage pipe along the western property line within an Orange County Drainage Easement. The pipe will not be blocked or altered by the seawall or riprap. Furthermore, staff from both the Orange County Stormwater Management Division and the Orange County Roads and Drainage Division have reviewed the proposed plans and have no objections.

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. The Environmental Protection Division (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 engineered plans ('Site Plan' and 'Seawall Cross Section') signed and sealed by Pedro Medina, P.E. and received by EPD on March 27, 2023. 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. 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.
5. Riprap shall be installed waterward of the new, vinyl seawall in accordance with the engineered plans signed and sealed by Pedro Medina, P.E. and received by EPD on March 27, 2023. 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 Pedro Medina, P.E., received by EPD on March 27, 2023. 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 89.97 feet (NAVD88) above mean sea level for Lake Holden, 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. Prior to initiation of construction activities, the applicant will provide a mitigation payment of \$375 to the Conservation Trust Fund to offset impacts to 214 square feet of surface waters.
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, and 62-4.242, 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 permittee 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 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. 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. 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.
15. 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.

16. 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 15, Article VI of the Orange County Code. 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.
17. The permittee is hereby advised that Section 253.77 Florida Statutes (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.
18. 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.
19. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
20. 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.
21. 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.
22. 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.



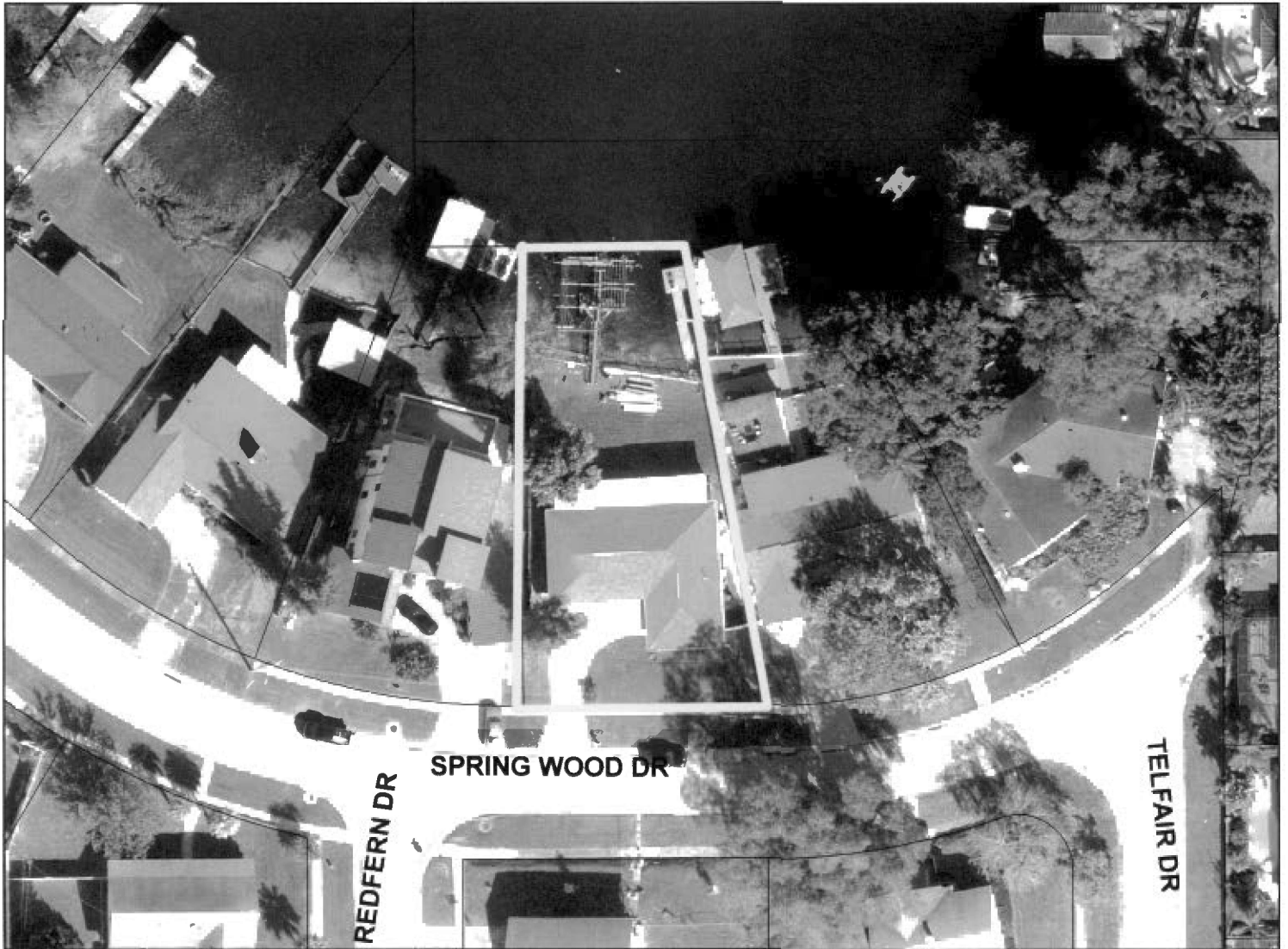
23. The permittee shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
24. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee.
25. 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.
26. 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.
27. 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-22-09-023 for Robert Thollander, subject to the conditions listed in the staff report. District 3**

DDJ/TB: jk

Attachments

# Application for Shoreline Alteration/Dredge and Fill



**Shoreline Alteration Dredge and Fill  
Permit Request  
SADF-22-09-023  
District #3**

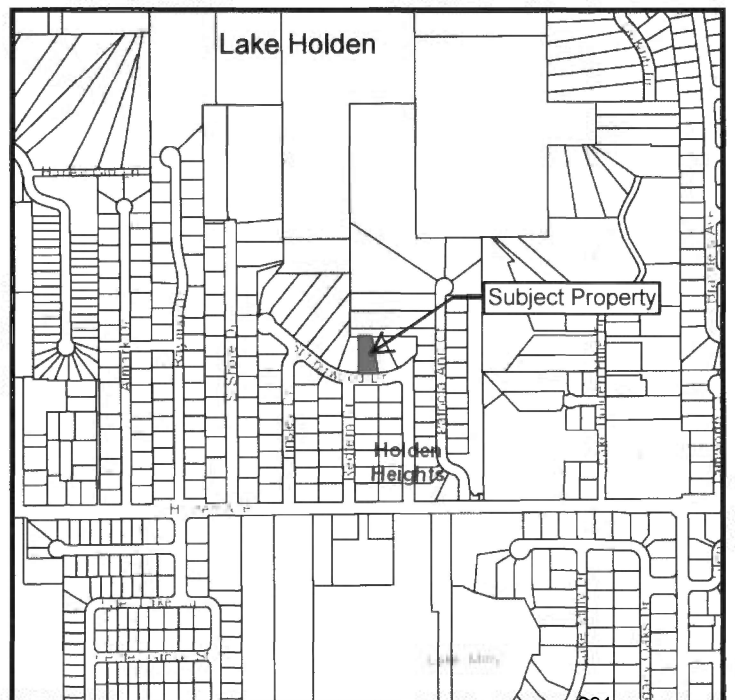
**Applicant:** Robert Thollander

**Address:** 813 Springwood Drive

**Parcel ID:** 11-23-29-9592-04-080

**Project Site**

**Property Location**



received  
3/27/2023

**SITE PLAN**

**Legal Description:**

Lot 8, Block D, Holden Park, according to the Plat thereof as recorded in Plat Book Z, Page(s) 127, of The Public Records of Orange County, Florida.

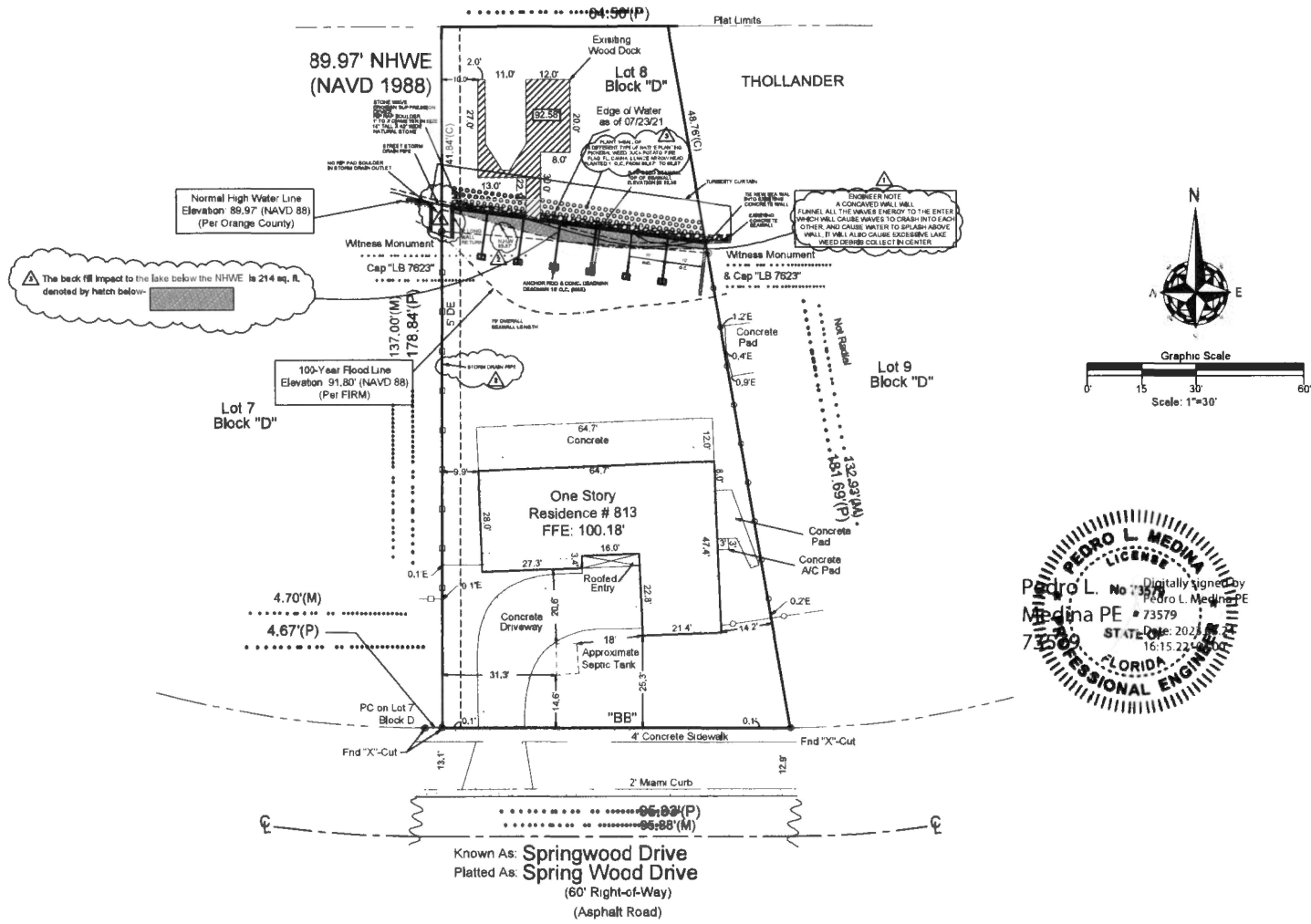
**Flood Disclaimer:**

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X & AE. This Property was found in Orange County, community number 120179, dated 09/25/2009.

Lake Holden

Not Platted  
(Per Plat)

Flat Limits



**KLP DESIGN SERVICES**  
25 S MILAND AVENUE, SUITE 206  
MAITLAND, FL 32751  
Phone (407) 947-7549  
EMAIL: TIPS@2005@KLP.COM

Pedro L. Medina, P.E.  
Professional Engineer  
Fl. P.E. # 73579  
pedro@prodcfl.com

Digitally signed by PEDRO L. MEDINA, P.E., #73579  
PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID UNLESS  
THE ORIGINAL COPIES ARE  
SIGNED AND THE SIGNATURE MUST  
BE KEPT ON ANY ELECTRONIC  
COPIES

**Specialty Marine**  
ROBERT THOLLANDER  
PARCEL # 11-25-25-9592-04-080  
813 SPRING WOOD DR.  
ORLANDO FL 32839

**SPECIALTY MARINE CONTRACTORS, INC.**

Digitally signed by Pedro L. Medina PE # 73579  
Date: 2023.03.27 16:15:22 -0400

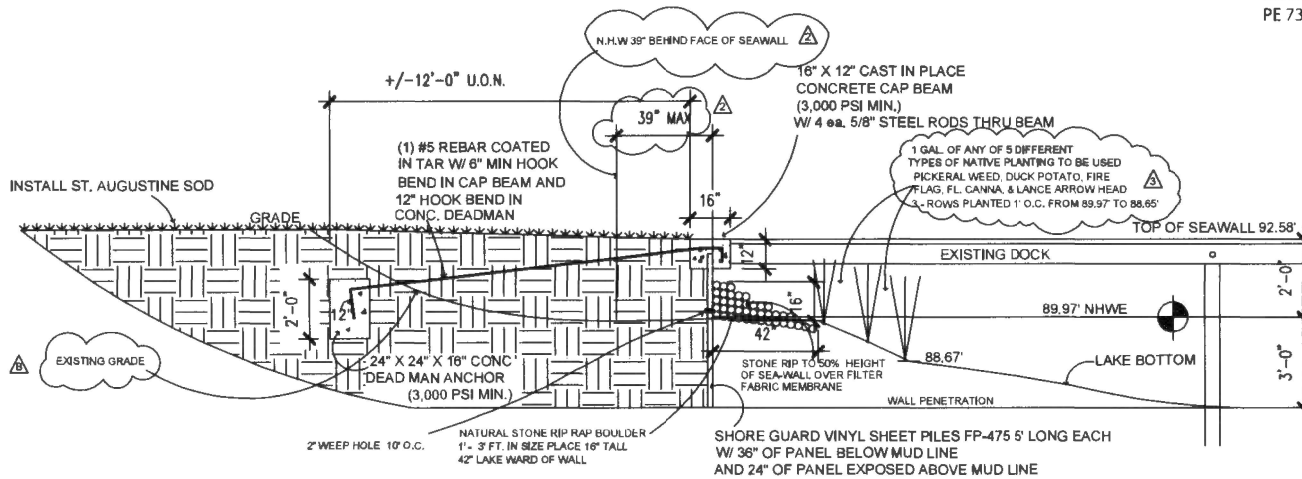
**PEDRO L. MEDINA**  
LICENSE  
No. 73579  
ST. LEONARD  
FLORIDA  
PROFESSIONAL ENGINEER

REV. NO.	DESCRIPTION	DATE
01	01-31-2023	
02	08-16-2023	
03	03-21-2023	
04	03-27-23	

SITE PLAN

SP

**received**  
3/27/2023



**ENGINEER NOTE**  
A CONCAVED WALL WILL FUNNEL ALL THE WAVES ENERGY TO THE ENTER WHICH WILL CAUSE WAVES TO CRASH INTO EACH OTHER, AND CAUSE WATER TO SPLASH ABOVE WALL, IT WILL ALSO CAUSE EXCESSIVE LAKE WEED DEBRIS COLLECT IN CENTER

**DESIGN REQUIREMENTS**  
A. FLOORS LIVE LOAD IS 40 PSF BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60 PSF.  
B. ROOF LIVE LOAD IS 30 PSF

**CONSTRUCTION TYPE V-B**  
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH EDITION PER ASCE 7-16  
1. DESIGN WIND SPEED - V and 100MPH V-UH - 140MPH  
2. RISK FACTOR II  
3. WIND EXPOSURE - CATEGORY (2)  
4. INTERNAL PRESSURE COEFFICIENT - (ASCE 7-18) OPEN BUILDINGS 0.2  
HEIGHT AND EXPOSURE ADJUSTMENT COEF. - (-1.28)  
PER FBCR 2020 7TH EDITION R301.2(3)  
5. COMPONENTS AND CLADDING PER FBCR 2020 7TH EDITION R301.2(2) SEE WINDOW AND DOOR REQUIREMENTS

**SEA WALL CROSS SECTION**  
1/4" = 1'-0"

Pedro L. Medina  
PE 73579  
Digitally signed by Pedro L. Medina PE 73579  
Date: 2023.03.24 16:13:37-0400  
Pedro L. Medina, P.E.  
Professional Engineer  
FL. P.E. # 73579  
pedro@prodcc.com

**KLP DESIGN SERVICES**  
18 S. WILSON AVENUE, SUITE 70  
MAITLAND, FL 32751  
Phone (407) 947-7540  
Email: KLP@KLPDESIGN.COM

**Digitally signed by Pedro L. Medina PE 73579**  
Date: 2023.03.24 16:13:37-0400

**Specialty Marine**  
ROBERT THOLLANDER  
PARCEL # 11-52-28-9592-04-080  
813 SPRING WOOD DR.  
ORLANDO FL, 32838

Job No.	11-52-28-9592-04-080
Drawn By	E. MEDINA
Checked By	E. MEDINA
Date	03-24-2023
Scale	1/4" = 1'-0"

**SEAWALL CROSS SECTION**  
**S1**





