




Interoffice Memorandum

October 31, 2022

To: Katie Smith, Manager
Comptroller Clerk's Office

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

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

**Staff Person: Elizabeth R. Johnson, CEP, Assistant Manager
Environmental Protection Division
(407) 836-1511**

Subject: Request for Public Hearing on December 13, 2022, at 2:00 p.m., for a Conservation Area Impact (CAI) Permit Application (CAI-22-07-052) for wetland impacts associated with the construction of a commercial boat ramp located at 14700 Aerospace Parkway in Orlando, FL 32832, Parcel ID No. 06-24-32-1500-01-000, District 4.

NOTE: Schedule this public hearing concurrently with BR-21-06-000

Applicant: Correct Craft Real Estate, LLC

Type of Hearing: Conservation Area Impact (CAI) Permit Application

Hearing required by Florida Statute # or Code: Orange County Comprehensive Plan

Advertising requirements: None

Advertising timeframes: N/A

Abutters to be notified: The applicant and agent will be notified at least seven days prior to the hearing by the Environmental Protection Division (EPD). Notification of abutters is not necessary.

Estimated time required For public hearing: 2 minutes

Page 2

October 31, 2022

Request for Public Hearing – Conservation Area Impact Permit Application for Correct Craft Real Estate, LLC (CAI-22-07-052)

Municipality or other
Public Agency to be
notified:

St. Johns River Water Management District,
Marc von Canal, mvoncana@sjrwmd.com

Hearing Controversial: No

District #: 4

Materials being submitted as backup for public hearing request:

1. Site Plan
2. Location Map

Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Conservation Area Impact Permit Application, please submit the decision letter to Liz Johnson with EPD. EPD will issue the decision to the applicant.

JR/TMH/ERJ/DJ:

Attachments

Application for Commercial Boat Ramp Permit



Commercial Boat Ramp

BR-21-06-000

District #4

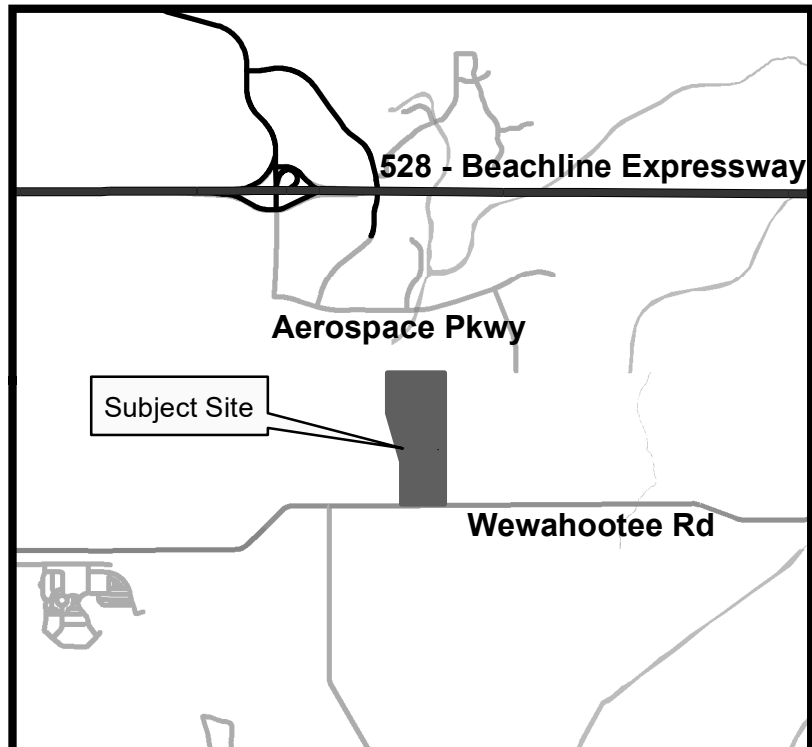
Applicant: Correct Craft Real Estate, LLC

Address: 14700 Aerospace Pkwy

Parcel ID: 06-24-32-1500-01-000

Project Site 

Property Location 



UPPER OBSERVATION DECK (W/ 42" HIGH HANDRAIL, 1-1/2" x 1-1/2" POST 5" O.C.)

DOCK CONTAINS 3,350 S.F.
 -OF WHICH 350 S.F. IS UPPER OBSERVATION DECK
 -OF WHICH 3,018 S.F. IS WATERWARD OF THE SEASONAL HIGH WATERLINE
 -BOAT SLIPS CONTAIN 996 S.F.
 -COVERED AREA CONTAINS 2,488 S.F.

DOCK ROOF, 2,488 S.F.

WOOD DOCK DECK ELEVATION = 73.7' (1.54' ABOVE SHW)

6x6 DOCK POST (TYP.)

EXISTING SURFACE WATER
 EL. 73.7 (EXIST. DOCK BOARDWALK)

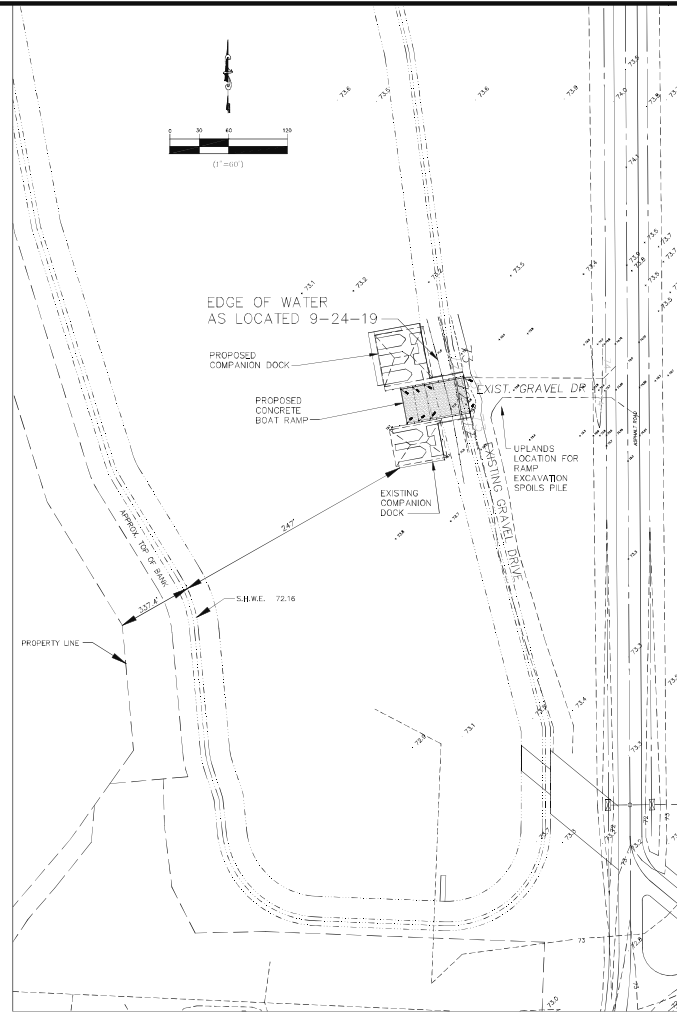
EXIST. 6x6 DOCK POST (TYP.)

EXISTING COMPANION WOOD DOCK (SEE AS-BUILT FOR ADDITIONAL DETAILS AND DIMENSIONS)

DOCK ROOF

*INTERIOR DIMENSIONS OF BOAT SLIPS AND ENCLOSED ROOM ARE THE SAME FOR BOTH DOCKS.

PLAN VIEW



OVERALL PLAN VIEW



LOCATION/VICINITY MAP
 N.T.S.

NOTES

- DEWATERING PLAN AND DETAILS OF THE COFFERDAM INSTALLATION OR SHEET PILING INSTALLATION, ALONG WITH APPROPRIATE EROSION AND SEDIMENT CONTROL PLANS TO BE PREPARED AND SUBMITTED TO ORANGE COUNTY ERP FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
- FLOATING TURBIDITY BARRIER SHALL BE USED ON THE WATER SIDE OF THE COFFERDAM OR SHEET PILING WALL AND SHALL EXTEND FROM WATER'S EDGE TO WATER'S EDGE.
- SILT FENCE SHALL BE INSTALLED LANDWARD ON THE NORTH AND SOUTH PERIMETERS OF THE CONSTRUCTION AREA.
- FOLLOWING INITIAL DEWATERING OF RAMP CONSTRUCTION AREA: SURFACE OF LAKE BOTTOM AND SHORE LINE SHALL BE GRAPED TO REMOVE LOOSE ORGANIC SILTS OR SEDIMENTS, VEGETATION, AND DEBRIS. THIS SHALL BE DONE BEFORE CUTTING AND/OR GRADING OF EXISTING LAKE BOTTOM AND SHORELINE.
 - IF FEASIBLE, THE UPPER TWO FEET OF SOIL WITHIN THE AREA OF THE PROPOSED BOAT RAMP SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). IN PLACE DENSITY TESTS SHALL BE PERFORMED WITHIN THE UPPER TWO FEET OF COMPACTED SUBGRADE AT A FREQUENCY OF ONE EVERY 2,500 SQUARE FEET OF CONCRETE RAMP, OR A MINIMUM OF FOUR TEST LOCATIONS (WHICHEVER IS GREATER).
- IF COMPACTION OF THE SUBGRADE IS NOT FEASIBLE DUE TO THE SUBGRADE SOILS, MECHANICAL STABILIZATION OF THE SUBGRADE SOILS MAY BE PERFORMED BY PLACING A BED OF NO. 57 CRUSHED STONE, THEN ROLLING INTO THE SUBGRADE UNTIL THE SOILS THICKENS AND NO LONGER HELDS UNDER PRESSURE OF THE ROLLER.
- ONCE THE SUBGRADE HAS BEEN PREPARED BY COMPACTION AND MECHANICAL STABILIZATION THE BOAT RAMP MAY BE CONSTRUCTED AS DESIGNED.
- BOAT RAMP CONSTRUCTION (INCLUDING THE RAMP TOE) SHALL BE DONE IN DRY SITE CONDITIONS. A CONSTANT MAINTAINED WATER SYSTEM IS LIKELY TO ACHIEVE AND MAINTAIN DRY CONSTRUCTION AREA CONDITIONS.
- FOLLOWING SUBGRADE COMPACTION AND STABILIZATION THE BOAT RAMP CONSTRUCTION AREA SHALL BE MAINTAINED CONTINUOUSLY DRY FOR PERIOD OF 30 HOURS FOLLOWING THE LAST CONCRETE POUR OF THE BOAT RAMP. THE CONCRETE POUR SHALL BE CONTINUOUS.
- EXPANSION JOINT SHALL BE INSTALLED AS DETICED.
- CONTROL CUTS SHALL BE LOCATED IN CONCRETE BOAT RAMP AND RAMP APPROACH SLABS AS DETICED.
- CONTROL CUTS SHALL BE MADE BETWEEN 3 AND 6 HOURS FOLLOWING THE CONCRETE POUR.
- RESERVED.
- THE WORK SHALL BE COMPLETED IN THE SEQUENCE SUBMITTED BY THE CONTRACTOR WITH THE MINIMUM NECESSARY GAPS BETWEEN CONSTRUCTION ACTIVITIES.
- CONCRETE SHALL BE 4000 PSI, 4-6% AIR-ENTRAINMENT, CONCRETE W/ 1 TO 2 INCH SLUMP SHALL BE USED FOR STEEP PORTIONS OF RAMP AND SLUMP OF 2 TO 3 INCH FOR LESS STEEP PORTIONS.
- THE CONCRETE SHALL BE PLACED, CURBED, UNBRAFT, SCREED, ETC., AS PER NORMAL PROCEDURES, MAKING SURE THE AGGREGATE IS TAMPED APPROXIMATELY 1/2" DEEP AND THE SURFACE FLOATED. FINISH WORK SHALL BE STARTED AT ONE CORNER OF THE LOWER END OF THE RAMP AND PROCEED UPWARD. FINISH WORK SHALL PROCEED WHEN THE CONCRETE HAS REACHED THE PROPER CONSISTENCY. THE CONTRACTOR SHALL EXERCISE CAUTION IN THE TAMPING OF THEIR CONCRETE PLACEMENTS, AND NOT GET UNREASONABLY AHEAD OF THE FINISHERS.
- SOILS REMOVAL MATERIAL FROM THE ARTIFICIAL WATER BODY SHALL BE PLACED ON A SELF-CONTAINED, UPLAND SPOIL SITE, WHICH WILL PREVENT THE ESCAPE OF THE SPOIL MATERIAL INTO THE WATERS.
- PROPOSED/FUTURE MARKETING DEPT. DOCK IS SHOWN FOR PURPOSES OF OBTAINING OCEPD PERMIT & SURVWD ERP MINOR MODIFICATION PERMIT. FOR BUILDING PERMIT PURPOSES THIS PLAN COVERS THE PROPOSED BOAT RAMP ONLY.
- PRIVATE AND SEMI-PRIVATE BOAT RAMP REQUIREMENTS CONTAINED IN ORANGE COUNTY CODE CHAPTER 15, ARTICLES IX AND XV ARE NOT APPLICABLE TO THIS PROJECT. THE FOLLOWING IS A LIST OF THE VARIANCES FROM ORANGE COUNTY CODE CHAPTER 15, ARTICLES IX AND XV FOR COMMERCIAL BOAT RAMPS REQUESTED BY THE APPLICANT BASED ON THE UNIQUE NATURE AND SETTING OF THIS PROJECT: 15-342(a); 15-342(b); 15-342(c); 15-342(e); 15-342(f); 15-605(a)(1); 15-605(b)(1); 15-605(b)(2); 15-605(b)(6); 15-605(b)(7); 15-605(b)(10); 15-605(b)(14); 15-605(b)(24); 15-605(c)(1)(i); 15-605(c)(1)(b); 15-605(c)(2); 15-605(c)(4); AND, 15-605(c)(7)(b).
- BOAT RAMP CONSTRUCTION MATERIAL LIST: CONCRETE; REBAR; REBAR TIE-WIRE; REBAR CHAIRS; PLASTIC/POLY SHEET.
- EXCAVATION REQUIRED FOR BOAT RAMP CONSTRUCTION: $35' \times (17'1/2') + (13'7'1/2') \times (12'1/2') + (17'7'1/2') \times (12'3') + (10'1/2') \times (12'1/2') + (10'36'1/2') \times (12'1/2') = 1,457 \text{ CF}$.
- FILL REQUIRED FOR BOAT RAMP CONSTRUCTION: $35' \times (14'10'1/2') + (4'10'1/2') \times (12'1/2') = 467 \text{ CF}$.

received
 8-30-2022

GENERAL CIVIL & ENVIRONMENTAL ENGINEERING LLC
 5305 PINEVIEW WAY
 APOPKA, FLORIDA 32703
 (407) 822-7655

NAUTIQUE BOAT COMPANY, INC.
 14700 AEROSPACE PARKWAY
 ORLANDO, ORANGE COUNTY, FL 32832

BOAT MANUFACTURING FACILITY BOAT RAMP & SUPPORTING DOCKS

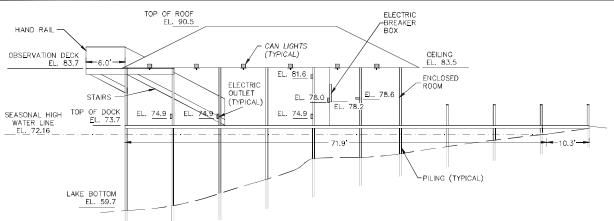
Digitally signed by Douglas W Bauman
 Date: 2022.07.22
 15:10:59 -04'00'

This form has been electronically signed and sealed by Douglas W. Bauman using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

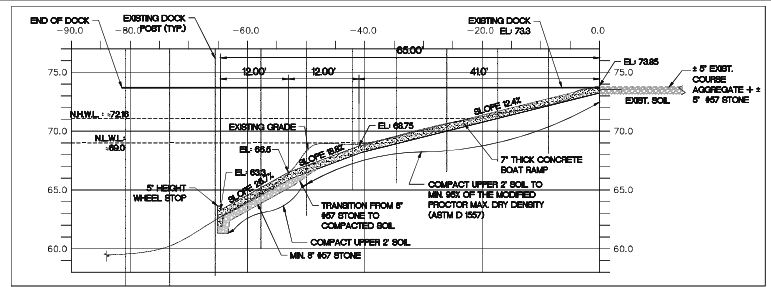
REV	DATE	BY	COMMENTS
1	7/22/2022	DWB	PER OCEPD RAI2
2			
3			
4			
5			
6			

PROJECT #:	
DRAWN:	MLP
APPROVED:	DWB
DATE:	6/03/21
SCALE:	AS SHOWN

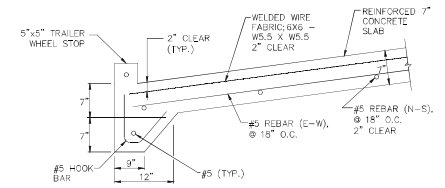
C01



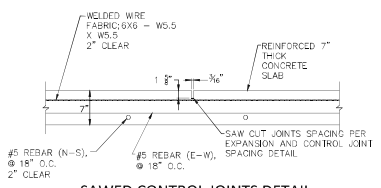
NOTE: SEE AS-BUILT FOR PROFILE OF EXISTING SOUTH COMPANION DOCK
NORTH-FACING DOCK PROFILE
PROPOSED NORTH COMPANION DOCK
 SCALE 1"=10'



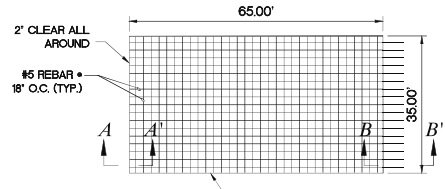
RAMP PROFILE
 SOLE IN BLOW



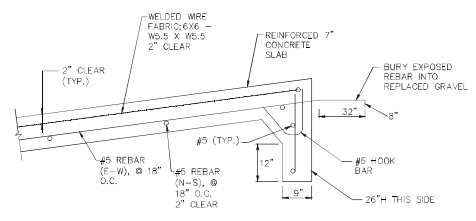
SECTION A - A' CONCRETE SLAB WITH THICKENED TOE-EDGE
 SCALE: N.T.S.



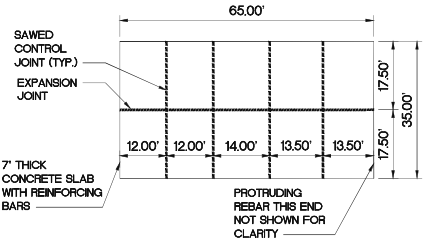
SAWED CONTROL JOINTS DETAIL
 SCALE: N.T.S.



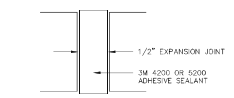
CONCRETE SLAB AND REINFORCING
 SCALE: N.T.S.



SECTION B - B' CONCRETE SLAB WITH THICKENED EDGE
 SCALE: N.T.S.



EXPANSION AND CONTROL JOINT SPACING DETAIL
 SCALE: N.T.S.



EXPANSION JOINT DETAIL
 SCALE: N.T.S.

received
 8-30-2022

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BOAT MANUFACTURING FACILITY BOAT RAMP & SUPPORTING DOCKS

Digitally signed by Douglas W Bauman
 Date: 2022.07.22 15:50:10 -04'00'

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			



PROJECT #: _____
 DRAWN: MLP
 APPROVED: DWB
 DATE: 7/22/22
 SCALE: AS SHOWN

C02

received
10-20-2022



LEGEND

-  Direct Impact (0.07 Acres)
-  Secondary Impact (0.29 Acres)
-  Seasonal High Water Line



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Ecological
Consulting Solutions, Inc.

**NAUTIQUE BOAT COMPANY
ORANGE COUNTY, FLORIDA
IMPACT MAP**

PROJECT #: 546.03.21 DATE: 10/18/22 FIGURE #: 2



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CKrack@ecsfl.cc