





Interoffice Memorandum

October 16, 2020

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

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental, and Development
Services Department

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

SUBJECT: November 10, 2020 – Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application for
Christopher Reeves (SADF-19-12-020)

The applicant, Christopher Reeves, is requesting a Shoreline Alteration/Dredge and Fill Permit (SADF) to authorize a new vinyl seawall with riprap and plantings along the shoreline of Lake Rowena, located at 1614 Lakeside Drive, Orlando, FL 32803, Parcel ID No. 18-22-30-5596-01-170. The subject property is located in District 5.

The applicant is proposing to construct a new 115-foot-long vinyl seawall across the entire length of the shoreline at the Normal High Water Elevation (NHWE) of Lake Rowena. There is an existing seawall on the adjacent property to the west and a retaining wall on the adjacent property to the northeast. The proposed seawall will tie into the existing seawall on the west and have a 12-foot return on the northeast. Riprap and plantings will be installed waterward of the seawall. In addition, the construction of the seawall will impact approximately 0.08 acre of shoreline wetlands located immediately landward of the NHWE. To address these impacts, the applicant will purchase 0.04 wetland mitigation credits from the Colbert-Cameron Mitigation Bank. The Florida Department of Environmental Protection issued Environmental Resource Permit No. 0387009-001-EI for the requested activity on September 25, 2020.

In accordance with Orange County Code, Chapter 15, Article VI, 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, the Environmental Protection Division (EPD) staff has evaluated the proposed SADF 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 appeal period following the date of issuance, unless an appeal has been filed within this timeframe. Any appeal shall stay the effective date of this permit until all appeals are resolved.
2. Construction activities and wetland impacts shall be completed in accordance with the 'Reeves Seawall Site Plan' signed and sealed by Pavol Stankay, P.E., and the 'Seawall Impacts Map' submitted by Bio-Tech Consulting, Inc., respectively, as received by the Environmental Protection Division (EPD) on October 7, 2020. 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, this permit shall be void and a new permit application with fee will be required.
3. Riprap and plantings shall be installed waterward of the new seawall in accordance with the plan submitted by Bio-tech Consulting, Inc., received by EPD on October 7, 2020.
4. Riprap shall be installed at a two (horizontal) to one (vertical) slope and extend at least halfway up the face of the seawall.
5. 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. In the event the installation of the riprap has not commenced within 30 days or been completed within 60 days of completion of the seawall, EPD will initiate enforcement proceedings for failure to comply with permit conditions.
6. Installation of aquatic plantings must be initiated within 30 days and be completed within 60 days of installation of the riprap. After one year, if 80 percent areal coverage of native, emergent or aquatic plant species is not established, additional replanting may be required.
7. This permit does not authorize any dredging or filling in wetlands or surface waters except that which is necessary for the installation of the seawall, riprap and backfill areas as specified on the plans.
8. Prior to initiating any construction within wetlands authorized for impact, EPD shall receive documentation from the Colbert-Cameron Mitigation Bank indicating that allocation of 0.04 state mitigation credits has been completed.
9. In the event that the permittee does not successfully complete the transaction to obtain the requisite 0.04 credits from the Colbert-Cameron Mitigation Bank, the permittee shall obtain a permit modification from the Environmental Protection Officer to provide alternative mitigation for the wetland impacts prior to the commencement of any construction activities.
10. The permittee may maintain a clear access corridor below the Normal High Water Elevation for Lake Rowena, not to exceed 30 feet in width, 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.

11. Existing vegetation may not be removed from the shoreline outside of the designated access corridor.
12. Any permit extensions for the activities authorized herein may be approved by way of Consent Agenda if there are no changes.

General Conditions:

13. 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 the approved drawings, plans, and other documents attached hereto or on file with EPD.
14. The permittee binds themselves and their successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities, including without limitation the performance of the required mitigation, 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 permittee and/or agent promptly thereafter.
15. 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 approval. For further information, please contact the OCZD at (407) 836-5525.
16. After approval by the 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.
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 owner's riparian or other property rights, the permittee agrees to either obtain written consent or remove the offending structure or encroachment within 60 days from the date of 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 rights, 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.
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 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 of the Internal Improvement Trust Fund 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.
24. EPD staff shall have permission to enter the site at any reasonable time to inspect the project for conformity with the plans and specifications approved by the permit.
25. The permittee shall hold and save the County harmless from all damages, claims or liabilities, which may arise because of the activities authorized by the permit.
26. 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.
27. 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.
28. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rules 62-302.500, 62-302.530(70) and 62-4.242 Florida Administrative Code. Best Management Practices, as specified in the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual, shall be installed and maintained at all locations where the possibility of transferring suspended solids into wetlands and/or surface waters may occur due to the permitted activity. If site specific conditions require additional measures, then the permittee shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.
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 applicants fail to obtain 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 the activity authorized herein.

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November 10, 2020 – Public Hearing

Shoreline Alteration/Dredge and Fill Permit Application for Christopher Reeves (SADF-19-12-020)

ACTION REQUESTED: **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-19-12-020 for Christopher Reeves, subject to the conditions listed in the staff report. District 5**

DDJ/JW: mg

Attachments

Shoreline Alteration/Dredge and Fill Permit Request



Shoreline Alteration/Dredge and Fill Permit Request

District #5

Permit No.: SADF-19-12-020

Applicant: Christopher Reeves

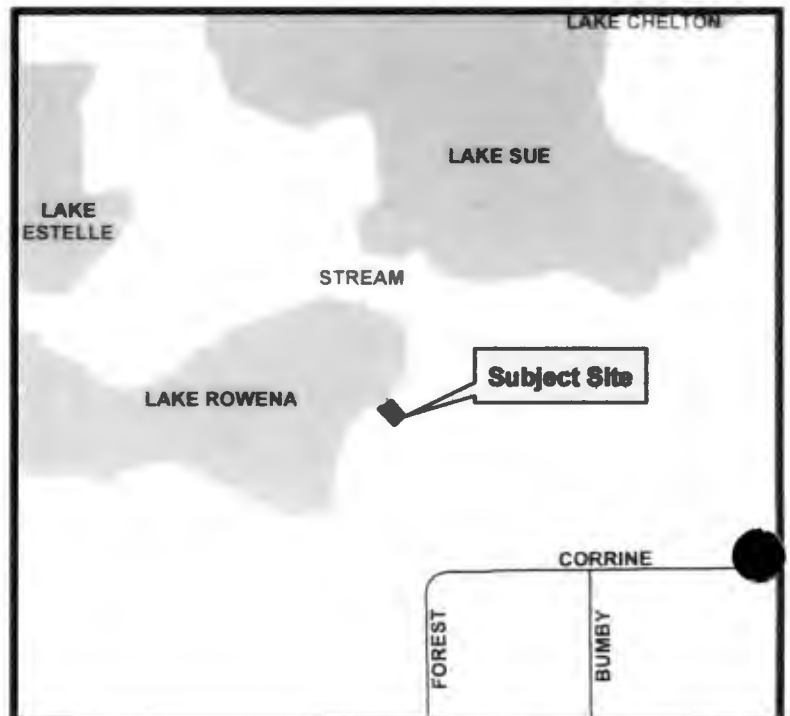
Address: 1614 Lakeside Drive

Parcel ID: 18-22-30-5596-01-170

Project Site



Property Location

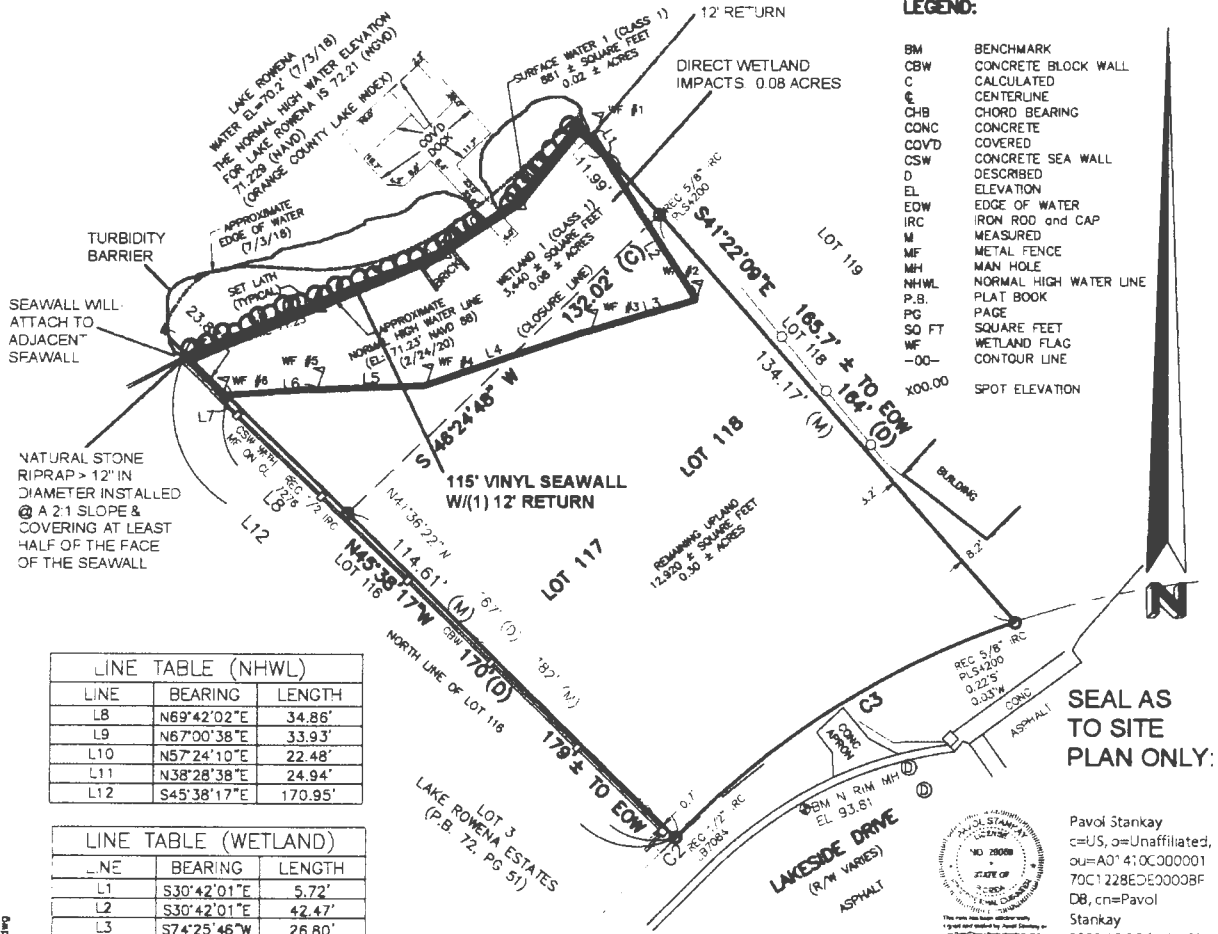


REEVES SEAWALL SITE PLAN - 1614 LAKESIDE DRIVE, ORLANDO, FL 32803

DESCRIPTION:

A PORTION OF LOTS 116 AND 117 AND LOT 118, MERRITT PARK, AS RECORDED IN RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, LAKE ROWENA ESTATES, AS RECORDED IN PLAT BOOK 72, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE AND ALSO CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 267.00 FEET, A CHORD BEARING OF N 28°19'07" E AND A CHORD LENGTH OF 158.99 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'32", A DISTANCE OF 161.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 211.92 FEET, A CHORD BEARING OF N 43°17'15" E AND A CHORD DISTANCE OF 5.08 FEET THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 01°22'21" A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING; THENCE N41°36'22"W A DISTANCE OF 167 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF LAKE ROWENA; THENCE NORTHEASTERLY ALONG THE SAID EDGE OF WATER A DISTANCE OF 101 FEET MORE OR LESS; THENCE S 41°22'09" E A DISTANCE OF 164 FEET MORE OR LESS TO SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALSO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 211.92 FEET, A CHORD BEARING OF S 57°37'15" W AND A CHORD DISTANCE OF 100.00 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CENTRAL ANGLE OF 271°7'38", AN ARC DISTANCE OF 100.95 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
 A PORTION OF LOTS 116 AND 117 AND LOT 118, MERRITT PARK, AS RECORDED IN RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, LAKE ROWENA ESTATES AS RECORDED IN PLAT BOOK 72, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE AND ALSO CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 267.00 FEET, A CHORD BEARING OF N 28°19'07" E AND A CHORD LENGTH OF 158.99 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'32", A DISTANCE OF 161.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 211.92 FEET, A CHORD BEARING OF N43°17'15" E AND A CHORD DISTANCE OF 5.08 FEET THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 01°22'21", A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING; THENCE N 45°38'17"W A DISTANCE OF 170 FEET MORE OR LESS TO A POINT ON THE EDGE OF WATER OF LAKE ROWENA; THENCE NORTHEASTERLY ALONG SAID EDGE OF WATER A DISTANCE OF 12 FEET MORE OR LESS THENCE S 41°38'22"E A DISTANCE OF 166 FEET MORE OR LESS TO THE POINT OF BEGINNING.



LINE	BEARING	LENGTH
L8	N69°42'02"E	34.86'
L9	N67°00'38"E	33.93'
L10	N57°24'10"E	22.48'
L11	N38°28'38"E	24.94'
L12	S45°38'17"E	170.95'

LINE	BEARING	LENGTH
L1	S30°42'01"E	5.72'
L2	S30°42'01"E	42.47'
L3	S74°25'46"W	26.80'
L4	S71°46'20"W	43.47'
L5	S88°21'13"W	27.01'
L6	S84°12'36"W	21.63'
L7	S84°12'36"W	2.12'
L8	S45°38'17"E	155.41'

WETLAND 1 (CLASS 1)	3,440 ± SQ FT (0.08 ± ACRES)
SURFACE WATER 1 (CLASS 1)	881 ± SQ FT (0.02 ± ACRES)
REMAINING UPLAND	12,920 ± SQ FT (0.30 ± ACRES)

CURVE	RADIUS	DELTA	LENGTH	CHB	CHORD
C1	267.00'	34°38'35"	161.44'	S28°19'07"W	158.99'
C2	211.92'	1°22'25"	5.08'	S43°17'14"W	5.08'
C3	211.92'	27°17'38"	100.95'	S57°37'15"W	100.00'

SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 18, Township 22 S., Range 30 E., Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the East property line; said bearing being S41° 22' 09"E.
- According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
- Elevations shown hereon are based on Florida Department of Environmental Protection benchmarks relative to NAVD 88.
- Wetland flags shown hereon marked by Bio-Tech Consulting Inc. Dated: 2/12/2020.

\\SERVER\Projects\MERRITT_PARK\Drawings\Lots 116-118.dwg

Rev.	Date:
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

HLSM, LLC
 -Henrich-Luke-Swaggerty-Menard
 Professional Surveyors & Mappers
 Licensed Business No. 7276
 302 Live Oaks Boulevard
 Casselberry, Florida 32707
 P (407) 647-7348
 F (407) 982-7188
 Survey@HLSM.US

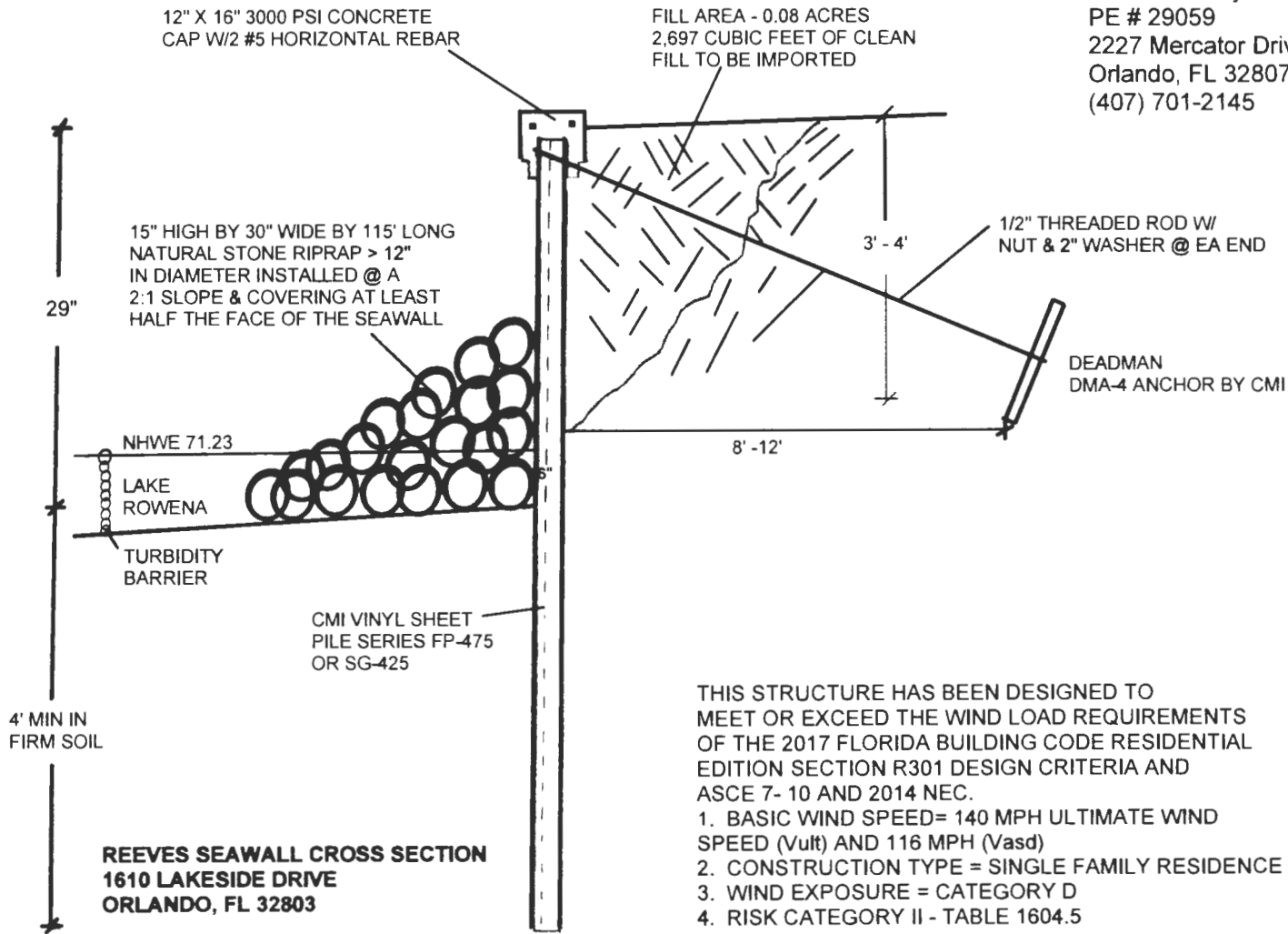
Job No: K-107
 Field Date: 2/24/20
 Drawn By: JJR
 Field By: ME/RW
 Scale: 1"=30'

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

William F Menard
 Professional Surveyor & Mapper
 Florida Registration #5625

received 10/7/2020

Pavol Stankay
 PE # 29059
 2227 Mercator Drive
 Orlando, FL 32807
 (407) 701-2145



REEVES SEAWALL CROSS SECTION
1610 LAKESIDE DRIVE
ORLANDO, FL 32803

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7- 10 AND 2014 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (Vult) AND 116 MPH (Vasd)
2. CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE
3. WIND EXPOSURE = CATEGORY D
4. RISK CATEGORY II - TABLE 1604.5

received
 10/7/2020 TT

Planting Area below Rip Rap:
Soft Rush (26), Pickerelweed (26), Duck Potato (26)

Rip Rap Placed Below Seawall





Direct Wetland Impacts: 0.08 ac.

LAKE ROMENA
WATER ELEVATION 97.5/118

LAKESIDE DRIVE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Legend

-  1614 Lakeside Drive
-  riprap
-  Planting Area: 700 sq. ft. Soft Rush (26), Pickerelweed (26), Duck Potato (26)
-  Direct Wetland Impacts: 0.08 ac.

1614 Lakeside Drive
Orange County, Florida
Figure 7
Seawall Impacts Map



50
Feet

Project #: 1215-112
Produced By: STC
Date: 10/7/2020

Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

received
10/7/2020 TT