



## Legislation Text

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**File #:** 24-934, **Version:** 1

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### Interoffice Memorandum

**DATE:** June 17, 2024

**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

**PHONE:** (407) 836-1420

**DIVISION:** Environmental Protection Division

**ACTION REQUESTED:**

Approval of the findings and recommendations of the Environmental Protection Division staff and authorization of a one-year time extension and permit modification to allow a shorter replacement seawall length for Shoreline Alteration/Dredge and Fill Permit SADF-23-03-003-MOD for Leonardo Santana and Michelle Rothen. District 5. (Environmental Protection Division)

**PROJECT:** Request for Shoreline Alteration/Dredge and Fill Permit Time Extension and Modification SADF-23-03-003-MOD for Leonardo Santana and Michelle Rothen

**PURPOSE:** The applicants, Leonardo Santana and Michelle Rothen, are requesting a time extension and modification to Shoreline Alteration/Dredge and Fill (SADF) Permit No. SADF-23-03-003 ("Permit") to construct a seawall that is shorter in length than depicted on the approved plans. The property is located at 4326 Piermont Court, Orlando, FL 32817 (Parcel ID No. 06-22-31-9066-00-720) in District 5.

On September 12, 2023, the Board authorized the Permit for construction of a replacement seawall along the shoreline of Lake Pearl on the applicants' property. The Permit was subsequently issued on October 10, 2023. On February 19, 2024, the applicants' agent submitted a request to modify Specific Condition No. 3 of the Permit to allow for installation of a shorter replacement seawall than approved in the original Permit.

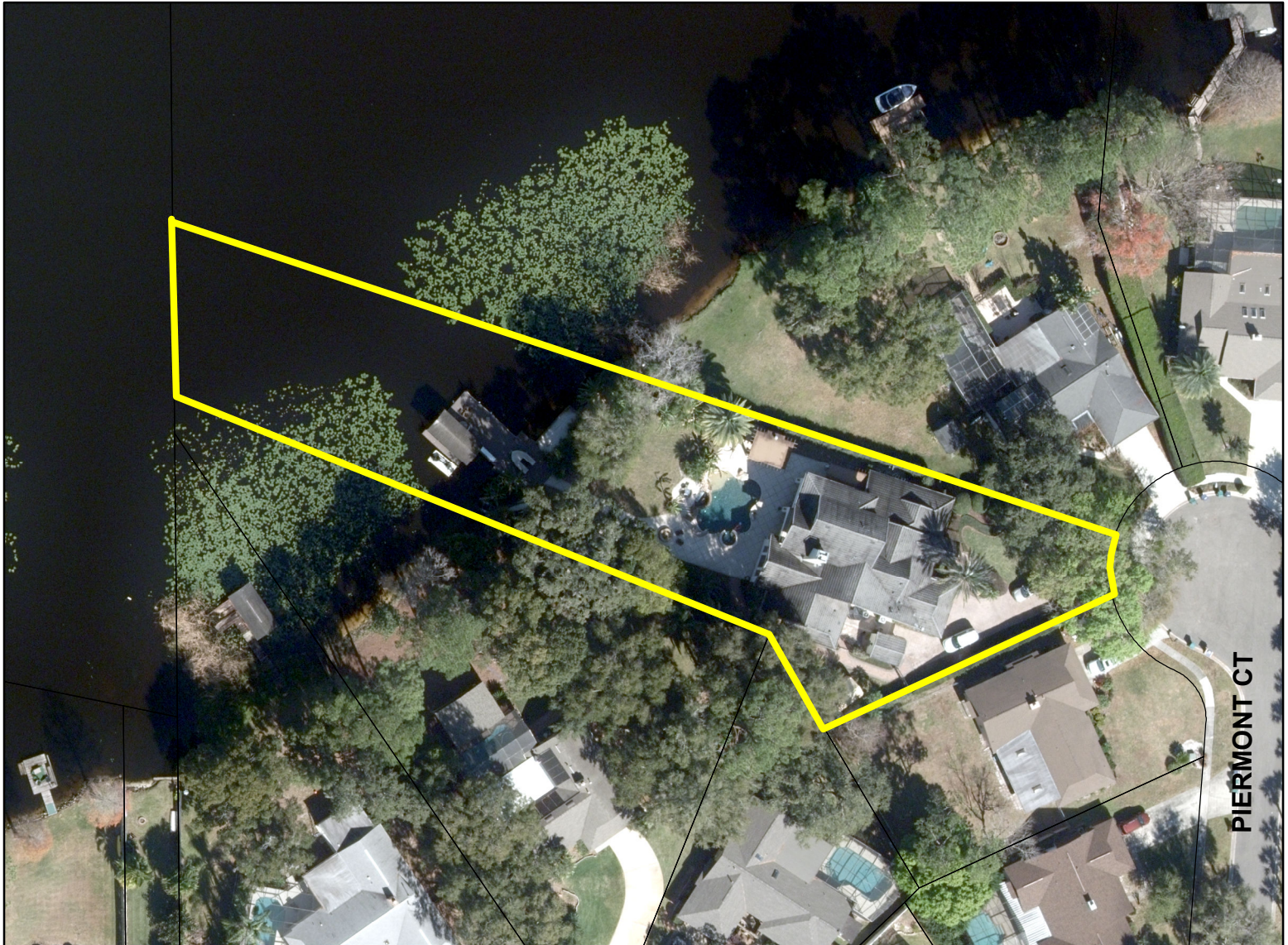
Specific Condition No. 3 of the Permit states, in part, “Construction activities shall be completed in accordance with the engineered plans signed and sealed by William Stuhrke, PhD, P.E., and received by EPD on July 12, 2023.” As justification for the request, the applicants’ agent states the shorter seawall length will allow the applicants to “...*have access to the water.*” The shorter replacement seawall will exactly match the length of the existing failing seawall rather than extending across the entire shoreline as currently depicted on the approved plans. The seawall will be 97 feet in length rather than 110 feet and will include a five-foot return on the southern side and a nine-foot return on the northern side. The applicants will install riprap and native plantings along the face of the replacement seawall. The Environmental Protection Division (EPD) has reviewed the request and determined that the minor change to the approved replacement seawall length will not have any adverse effect on natural resources.

Additionally, on May 14, 2024, the applicants’ agent submitted a Permit Extension Request to extend the expiration date of the Permit. Specific Condition No. 4 of the Permit requires that requests for permit extension be submitted to EPD prior to the expiration date of the permit. The current expiration date of the Permit is October 10, 2024. If approved, the new expiration date of Shoreline Alteration/Dredge and Fill Permit SADF-23-03-003 would be October 10, 2025.

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

**BUDGET: N/A**

# Application for Shoreline Alteration/Dredge and Fill



**Shoreline Alteration Dredge and Fill  
Permit Modification Request  
SADF-23-03-003-MOD  
District #5**

**Applicants:** Leonardo Santana and  
Michelle Rothen

**Address:** 4326 Piermont Court

**Parcel ID:** 06-22-31-9066-00-720

**Project Site** 

**Property Location** 





## Environmental Protection Division

# SHORELINE ALTERATION/DREDGE & FILL PERMIT

**Permit No:** SADF-23-03-003

**Date Issued:** October 10, 2023

**Date Expires:** October 10, 2024

### **A Permit Authorizing:**

The construction of a 110-foot vinyl replacement seawall, with riprap and native plantings along the shoreline of Lake Pearl, as depicted on the construction plans signed and sealed by William Stuhrke, P.E. and received by the Environmental Protection Division (EPD) on July 12, 2023.

EPD staff has evaluated the proposed activity and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article VI, Section 15-218, and is subject to the permit conditions provided on the following pages:

### **Activity Location:**

4326 Piermont Ct., Orlando, FL 32817  
Parcel ID No.: 06-22-31-9066-00-720  
Lake Pearl  
Orange County Commission District: 5

### **Permittees / Authorized Entity:**

Leonardo Santana and Michelle Rothen  
c/o Ashley Lozada  
Sunrise Deck and Dock  
E-mail: [ashley@sunrisedeckanddock.com](mailto:ashley@sunrisedeckanddock.com)

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Orange County Environmental Protection Division  
3165 McCrory Place, Suite 200  
Orlando, Florida 32803  
407-836-1400 / Fax: 407-836-1499  
[www.OCEPD.org](http://www.OCEPD.org)

The Board of County Commissioners (BCC) approved this permit on September 12, 2023, 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 William Stuhrke, PhD, P.E., and received by EPD on July 12, 2023. The permitted activity must commence within six months and be completed within one year from the date of issuance of the permit. If 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. If 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 replacement vinyl seawall in accordance with the engineered plans signed and sealed by William Stuhrke, PhD, P.E., and received by EPD on July 12, 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 engineered plans signed and sealed by William Stuhrke, PhD, P.E., and received by EPD on July 12, 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 permittees may maintain a clear access corridor below the NHWE of 52.86 feet (NAVD88) above mean sea level for Lake Pearl, 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 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).

10. 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:

11. 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.
12. After approval by OCZD, the certified site plans will need to be reviewed by the Orange County Building Safety Division (OCBSD) to obtain a Building Permit. For further information, please contact the OCBSD at (407) 836-5550.
13. 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.
14. 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. If 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.
15. 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.
16. The permittees are 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 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.

17. 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.
18. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
19. 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.
20. 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.
21. 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 because of any permit violations until the permit is legally transferred.
22. The permittees shall hold and save the County harmless from all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
23. 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.
24. 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.
25. 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.
26. Pursuant to Section 125.022 FS, the applicants shall obtain all other applicable state or federal permits before commencement of construction.

If you should have any questions concerning this permit, please contact Hayden Denton at 407-836-1433 or [Hayden.Denton@ocfl.net](mailto:Hayden.Denton@ocfl.net).

Project Manager:



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Hayden Denton, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

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Renée H. Parker, LEP, Environmental Protection Officer

HD/~~KCK~~/TH/ERJ/RHP: gfdjr

Enclosure(s): Construction Notice  
Board of County Commissioners Decision Letter  
Approved Plans

c: Leonardo Santana, [Leonardo.Santana08@gmail.com](mailto:Leonardo.Santana08@gmail.com)  
Camille Asmar, [cvsrestorations@gmail.com](mailto:cvsrestorations@gmail.com)  
Paul Cappetta, SJRWMD, [PCappetta@sjrwmd.com](mailto:PCappetta@sjrwmd.com)





# Construction Notice

- BEGINNING OF CONSTRUCTION
- COMPLETION OF CONSTRUCTION

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Mail to: Orange County Environmental Protection Division  
3165 McCrory Place, Suite 200  
Orlando, FL 32803  
Or Fax to: 407-836-1499  
Or E-Mail to: [WetlandPermitting@ocfl.net](mailto:WetlandPermitting@ocfl.net)

Permit Number and Name: SADF-23-03-003, Santana - 4326 Piermont Court

Permit Type: Shoreline Alteration/Dredge and Fill

Approximate Starting Date: \_\_\_\_\_

Approximate Completion Date: \_\_\_\_\_

Remarks or any additional information:

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I certify I am the permittee / Authorized Entity of the above permit issued by the Orange County Environmental Protection Division and in accordance with the terms of such permit will  begin or  have completed the actual construction of the work described in the permit.

Signature of Permittee: \_\_\_\_\_

Printed name of Permittee: \_\_\_\_\_

Date: \_\_\_\_\_



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Decision Letter

### Board of County Commissioners

Tuesday, September 12, 2023

2:00 PM

County Commission Chambers

23-1098 Case # SADF 23-03-003

Leonardo Santana and Michelle Rothen, Lake Pearl, permit; District 5

**Consideration:** Request for a Shoreline Alteration/Dredge and Fill Permit SADF # 23-03-003 to authorize the construction of a replacement seawall, faced with riprap and plantings, on the shoreline of Lake Pearl, pursuant to Orange County Code, Chapter 15, Article VI, Pumping and Dredging Control

**Location:** District 5; on property located adjacent to Lake Pearl, located at 4326 Piermont Court, Orlando, FL 32817; Orange County, Florida (legal property description on file in Environmental Protection Division)

A motion was made by Commissioner Bonilla, seconded by Commissioner Scott, to accept the finding and recommendations of the Environment Protection Division; and further, approve the Shoreline Alteration/Dredge and Fill Permit (SADF-23-03-003) subject to the twenty-six (26) conditions of approval listed in the Staff Report dated August 11, 2023. The motion carried by the following vote:

**Aye:** 6 - Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

**Absent:** 1 - Mayor Demings



THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 29TH DAY OF  
SEPTEMBER 2023.

DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*



\*In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.\*

Approved By The  
Orange County  
Environmental Protection Division  
Date: **10/2/2023**  
Reviewer: *H. Santana*  
**SADF-23-03-003**

**received**  
**7/12/2023**

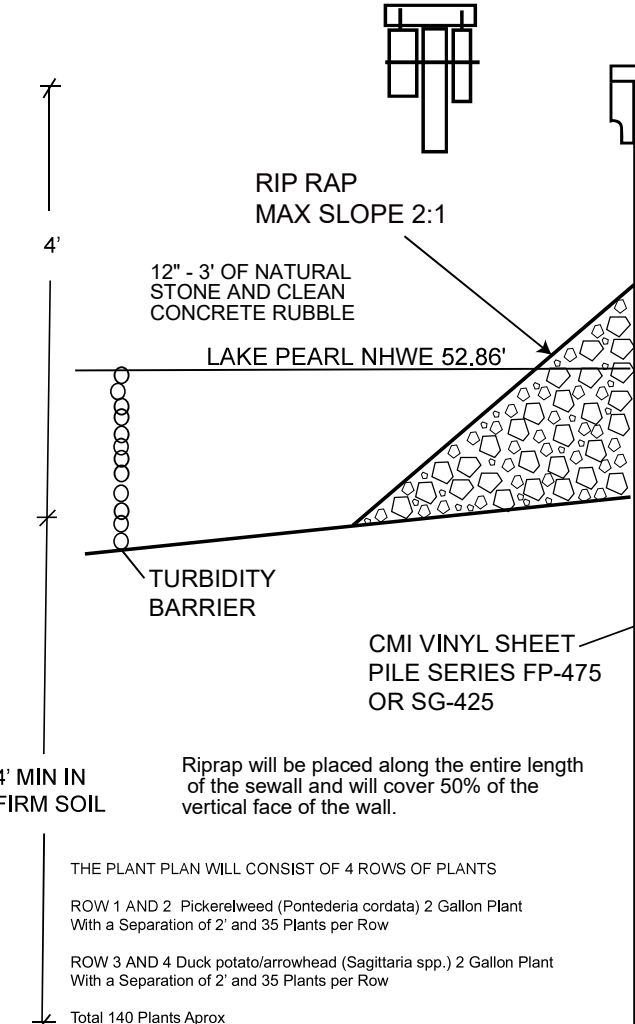
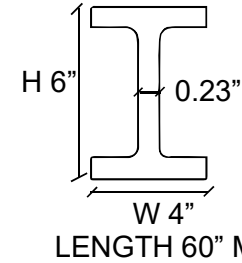
CAP DETAIL  
2X6 P.T. BRACING ON ONE SIDE  
4X6 P.T. BRACING ON THE OTHER  
W/ (1) 1/2" THRU BOLTS 4' O.C. &  
1X6 CAP W/ (2) 3" SCREWS EACH END

**VINYL SEAWALL INSTALLED**

1/2" THREADED ROD  
W/12" MIN BEND OR  
NUT & 2" WASHER  
@DEADMEN & WALL

EXISTING SEAWALL

DEADMEN DETAIL



MAX SPACE 12"

2' to 3'

NO NEW FILL TO BE IMPORTED TO THE SITE

12"X12" ALUMINIUM PLATE  
IN FRONT OF I BEAM



Digitally signed  
by William  
Stuhke  
Date:  
2023.07.12  
11:18:13 -04'00'

SEAWALL DISTANCE = 110'

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLOIDA BUILDING CODE 7TH EDITION RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7- 16 AND 2014 NEC.  
1. WIND SPEED VULT =140 MPH, VASD = 108 MPH  
2. IMPORTANCE FACTOR: I  
3. WIND EXPOSURE + CATEGORY D  
4. RISK CATEGORY II - TABLE 1604.5



Sunrise Deck and Dock  
Kissimmee FL 34758  
www.sunrisedeckanddock.com  
(407) 530-7796  
(407) 530-7880

**LEONARDO SANTANA**  
4326 PIERMONT CT  
ORLANDO FL, 32817

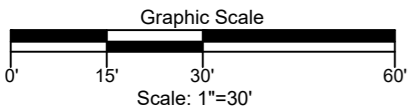
ENGINEERING  
William F. Stuhke, PhD, PE  
State of Florida PE # 22150  
12215 Rebeccas Run Dr.  
Winter Garden, FL 34787  
(407) 920-3119  
wfstuhke@gmail.com

DETAILS	
RELEASE:	PERMIT
REVISION:	
PROJECT:	

**01 / 01**

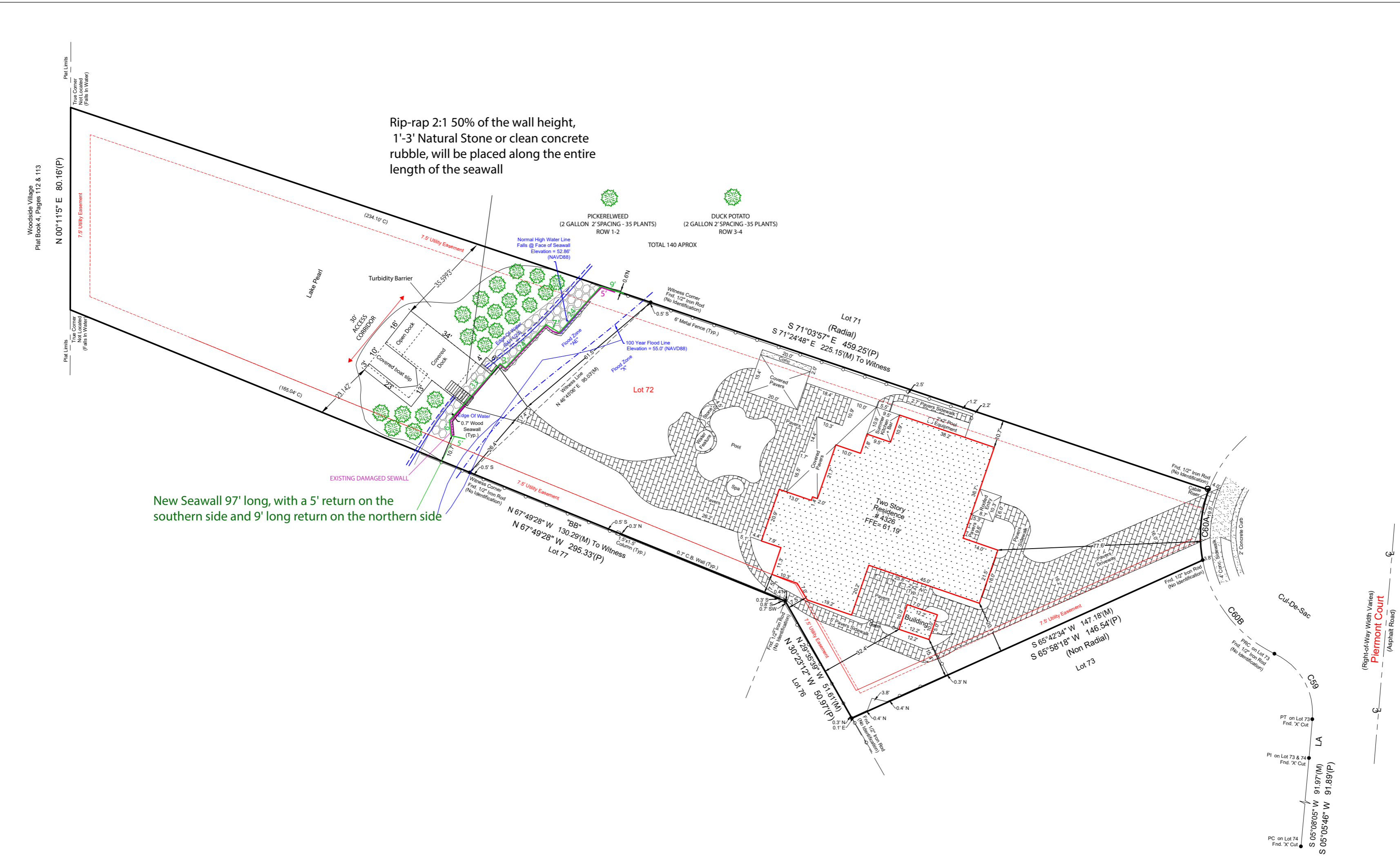


SITE PLAN  
THIS IS NOT A SURVEY



Rip-rap 2:1 50% of the wall height,  
1'-3' Natural Stone or clean concrete  
rubble, will be placed along the entire  
length of the seawall

New Seawall 97' long, with a 5' return on the  
southern side and 9' long return on the northern side



Sunrise Deck & Dock LLC  
806 Verona St., Suite 2B,  
Kissimmee Fl. 34741  
WWW.SUNRISEDECKANDDOCK.COM  
407-530-7796 | 407-530-7880

**LEONARDO SANTANA**  
**4326 PIERMONT CT**  
**ORLANDO FL, 32817**

ENGINEERING  
William F. Stuhrke, PhD, PE  
State of Florida PE # 22150  
12215 Rebeccas Run Dr.  
Winter Garden, FL 34787  
(407) 920-3119  
wfstuhrke@gmail.com

PLANS  
RELEASE: PERMIT  
REVISION: 01-MAY-2024  
PROJECT: 22-2911

01 / 01

