

Interoffice Memorandum

DATE: October 8, 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:

Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of the Sand Lake Sound Semi-Private Boat Ramp Permit (BR-22-09-001) for the Sand Lake Sound Homeowners Association, Inc., subject to the conditions listed in the staff report. District 1

PROJECT: November 19, 2024 – Public Hearing

Semi-Private Boat Ramp Facility Permit Application for Sand Lake Sound Homeowners Association, Inc. (Application No. BR-22-09-001, Related to Application No. CAI-22-12-081)

PURPOSE: The applicant, Sand Lake Sound Homeowners Association, Inc., is requesting a permit to construct a new semi-private boat ramp facility adjacent to Little Sand Lake. The semi-private Boat Ramp Facility Permit Application (BR-22-09-001) is being processed concurrently with a Conservation Area Impact Permit Application (CAI-22-12-081).

The project site is located at 7565 Alpine Butterfly Lane, Orlando, FL 32819, on the southern shoreline of Little Sand Lake in District 1. The Parcel ID for the site is 35-23- 28-7843-09-001.

On September 11, 2022, the Environmental Protection Division (EPD) received an Application to Construct a Boat Ramp Facility to construct a semi-private boat ramp on the subject parcel to serve the residents of the Sand Lake Sound Subdivision. Several Request for Additional Information letters were sent and other coordination has taken place with the applicant throughout 2023 and 2024.

The parcel is designated as a recreation and boat ramp tract (Tract I-A in Plat Book 114, Page 142), and is adjacent to a narrow flow-way between Little and Big Sand Lakes. The proposed boat ramp will be 12-feet wide and extend 66-feet waterward of the Normal High Water Elevation of Little Sand Lake. The applicant is proposing to dredge 67.56 cubic yards of lake-bottom sediment within a 12-foot wide by approximately 50-foot long channel at the end of the concrete ramp to provide for adequate water depth and navigation. Additionally, a companion boat dock, as required by Orange County Code, will be constructed immediately adjacent to the semi-private boat ramp.

The applicant and their agent were sent notification of the November 19, 2024 public hearing via electronic correspondence. The public was notified of the November 19, 2024 public hearing by newspaper advertisement, posting on the subject property, and direct certified mail to all upland owners adjacent to Little Sand Lake in accordance with the noticing requirements set forth in Orange County Code, Chapter 15, Article XV, Section 15-605(d)(2). Additionally, the applicant agreed to notify upland owners on Big Sand Lake via regular postage mail.

No enforcement action has been taken by the EPD on the subject property.

EPD staff has made a finding that the request is consistent with Orange County Code, Chapter 15, Article XV and recommends approval of Semi-Private Boat Ramp Permit No. BR-22-09-001, subject to the conditions listed below:

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 'Boat Ramp Tract I Site Plan' (Exhibit-2, signed and sealed by Robert Pinthieve Jr., P.E., received by EPD on July 15, 2023), 'Boat Ramp Tract I Plan and Profile' (Exhibit-1, signed and signed and sealed by Robert Pinthieve Jr., P.E., received by EPD on May 9, 2024), and 'Existing Ground Profile Below Projected Boat Ramp' (signed and signed and sealed by Robert Pinthieve Jr., P.E., received by EPD on April 18, 2023). The construction of the semi-private boat ramp shall be completed within five years from the date of issuance of this permit unless extended in writing. Requests for permit extension must be submitted to EPD prior to the expiration date.
4. The permittee may maintain a clear access corridor below the Normal High Water Elevation (NHWE) of Little Sand Lake (94.51' NAVD88), not to exceed 30 feet or 20

percent of the shoreline length of the tract, whichever is greater. The ramp and companion dock must be located within this corridor.

5. No wake within a 100-foot radius of the boat ramp facility shall be allowed. Prior to final inspection or issuance of Certificate of Completion, No-Wake Zone signage shall be installed at the end of the boat ramp, as depicted on the 'Boat Ramp Tract I Site Plan' (Exhibit-2).
6. The boat ramp facility must be clearly marked with signage that explicitly states that no overnight mooring, beaching, or storage shall be allowed, as depicted on the 'Boat Ramp Tract I Site Plan' (Exhibit-2). The signage shall be installed prior to final inspection or issuance of Certificate of Completion.
7. The parking of any car or trailer by individuals other than those authorized to use the boat ramp facility is expressly prohibited. A 'Tow-Away' warning sign shall be installed at the boat ramp facility site, as depicted on the 'Boat Ramp Tract I Site Plan' (Exhibit-2). The signage must be installed prior to final inspection or issuance of Certificate of Completion.
8. Electrical outlets and lighting of any kind shall be prohibited within 100-feet of the boat ramp facility.
9. The boat ramp facility shall provide a trash receptacle and propeller clean-out for use, as depicted on the 'Boat Ramp Tract I Site Plan' (Exhibit-2).
10. Prior to EPD approval of the Building Permit, a Developers Agreement, accepted and approved by Orange County, shall be recorded in the public records of Orange County and a copy of the recorded Developers Agreement submitted to EPD.
11. Prior to the final inspection of the boat ramp facility or issuance of Certificate of Completion, the applicant shall post a letter of credit in a form accepted by Orange County in the amount of ten percent of the estimated cost of construction of the boat ramp facility site in favor of Orange County. Please note that the ten percent assessment shall include the cost of construction of the boat ramp and any other improvements to be built in conjunction with the boat ramp which may be required by state or local regulations or Article XV, and the assessed value of the platted lot for the boat ramp facility.
12. The permittee shall restore any unauthorized wetland and/or littoral zone impacts (outside the designated access corridor) within 30 days of completion of the project.
13. Fill material used to construct the boat ramp shall be clean and not contaminated with vegetation, hazardous or toxic waste, or other unsuitable materials.
14. Any minor modifications (as determined by the Environmental Protection Officer) for the construction of the boat ramp facility may be approved by way of Consent Agenda.

15. Use of the boat ramp is limited to the residents of Sand Lake Sound and their usual and customary guests.
16. Within 30 days of completion of the activities authorized herein, the permittee must provide an as-built drawing on a final survey, signed and sealed by an appropriate professional licensed by the State of Florida, with the notice of completion. The signed and sealed as-built survey shall include, but is not limited to, a plan view of the project site with the location of any conservation easements, tracts, or conservation areas, the NHWE for Little Sand Lake, topographic elevations and cross sections with elevation data in the exact same area as the cross sections on the approved site plans, and complete dimensions of the companion dock and boat ramp.

General Conditions:

17. A copy of this permit, along with EPD stamped and approved drawings should be provided to the Orange County Zoning Division (OCZD) at 201 South Rosalind Avenue to apply for a building permit. For further information, please contact the OCZD at (407) 836-5525.
18. Upon 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.
19. Prior to any filling within the 100-year flood zone, a Flood Plain Permit authorizing the fill must be obtained from the Orange County Stormwater Management Division.
20. 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 itself and its 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 EPO. Notice of the revocation shall be provided to the permit holder promptly thereafter.
21. Prior to construction, the permittee shall clearly designate the limits of construction on-site. The permittee shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
22. The permittee 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 permittee 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.

23. 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(s) 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 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.
24. 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 XV 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.
25. 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.
26. 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.
27. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
28. 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.

29. 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.
30. 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.
31. All excess lumber, scrap wood, trash, garbage and similar materials shall be immediately removed from wetlands or surface waters.
32. 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.
33. 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.
34. 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.
35. 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 exists of transferring suspended solids into wetlands and/or surface waters 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 surface waters.
36. 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.
37. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of construction.

BUDGET: N/A

Application for Semi-Private Boat Ramp



Application for Semi-Private Boat Ramp
BR-22-09-001
District #1

Applicant: Sand Lake Sound Homeowners Assn, Inc.
Address: Sand Lake Sound Tract I - 7565 Alpine Butterfly Lane
Parcel ID: 35-23-28-7843-09-001

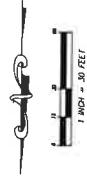
Project Site 
Property Location 





CARLHART PROCTOR & CO.
 601 COURTLAND STREET, SUITE 101
 ORLANDO, FLORIDA 32804
 PHONE: 407.366.5880
 CERTIFICATE OF AUTHORIZATION # 2936
 CIVIL ENGINEERING
 ENVIRONMENTAL SERVICES
 CONSULTING SERVICES
 BR43396

received
 7/15/2017



- NORMAL HIGH WATER
- CONSERVATION AREA
- METLAND LINE
- SILT FENCE
- INLET PROTECTION
- FLOATING TURBIDITY BARRIER

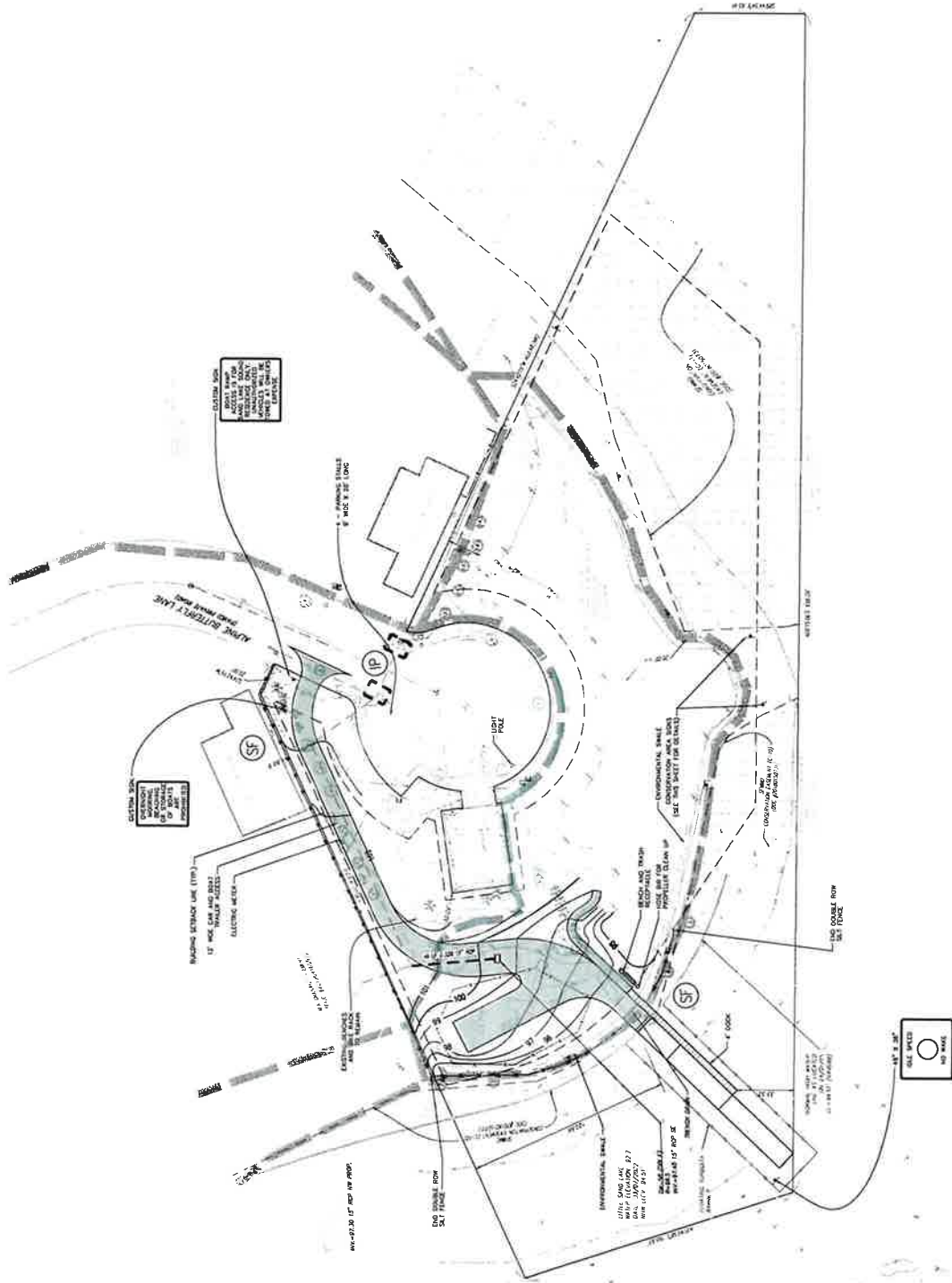
NO.	DATE	BY	DESCRIPTION
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2	07/15/17	CP	ISSUED FOR PERMIT
3	07/15/17	CP	ISSUED FOR PERMIT
4	07/15/17	CP	ISSUED FOR PERMIT
5	07/15/17	CP	ISSUED FOR PERMIT
6	07/15/17	CP	ISSUED FOR PERMIT
7	07/15/17	CP	ISSUED FOR PERMIT
8	07/15/17	CP	ISSUED FOR PERMIT
9	07/15/17	CP	ISSUED FOR PERMIT
10	07/15/17	CP	ISSUED FOR PERMIT

**Granada PD
 Sand Lake Sound
 Lot A Amenity Areas**

Orange County

**Boat Ramp
 Tract I
 Site Plan**

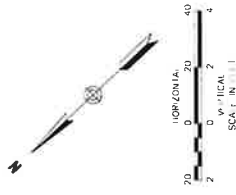
Exhibit -2



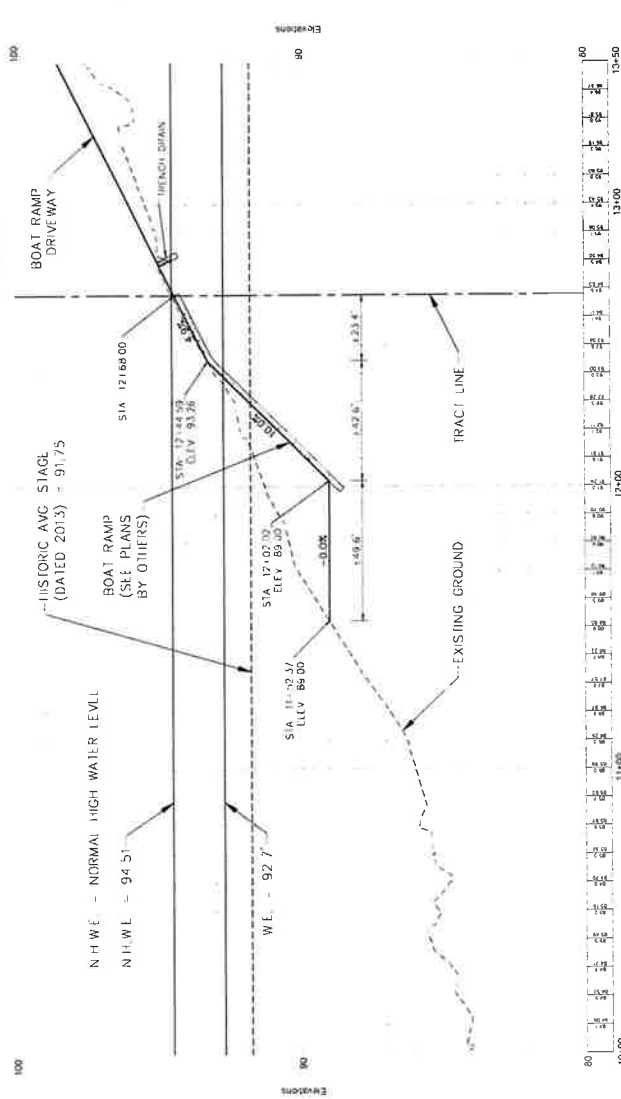
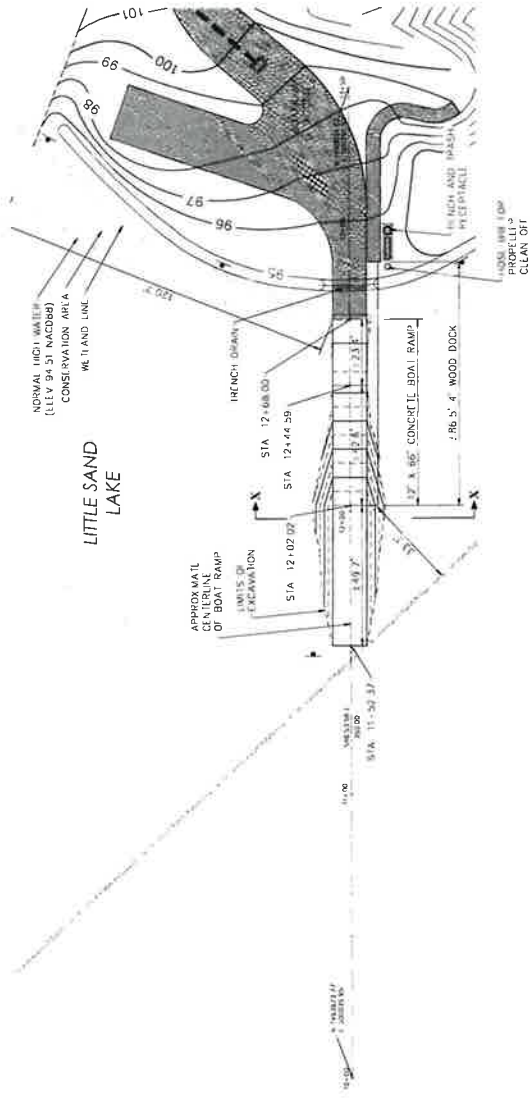


CARLUCCI PROJECTS & DESIGN
 604 CONRILEND STREET SUITE 101
 ORLANDO, FLORIDA 32804
 PHONE (407) 960-5980
 CERTIFICATE OF AUTHORIZATION # 2936
 CIVIL ENGINEERING
 GEOMATICS
 CONSTRUCTION SERVICES
 BB3936

LITTLE SAND LAKE
 CUT AND FILL ANALYSIS
 CUI 67.36 CY
 FILL 0 CY
 NET CUI 67.36 CY



LEGEND
 NORMAL HIGH WATER
 CONSERVATION AREA
 WETLAND LINE



151213.06C-PVW-Boat Ramp

NO.	DATE	BY	DESCRIPTION
1	11/22/2017	HP	ISSUED FOR PERMIT
2	11/22/2017	HP	REVISED PER COMMENTS
3	11/22/2017	HP	REVISED PER COMMENTS
4	11/22/2017	HP	REVISED PER COMMENTS
5	11/22/2017	HP	REVISED PER COMMENTS
6	11/22/2017	HP	REVISED PER COMMENTS
7	11/22/2017	HP	REVISED PER COMMENTS
8	11/22/2017	HP	REVISED PER COMMENTS
9	11/22/2017	HP	REVISED PER COMMENTS
10	11/22/2017	HP	REVISED PER COMMENTS

Granada PD
Sand Lake Sound
Lot A Amenity Areas

Orange County

Boat Ramp
Tract I
Plan and Profile

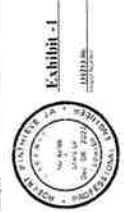
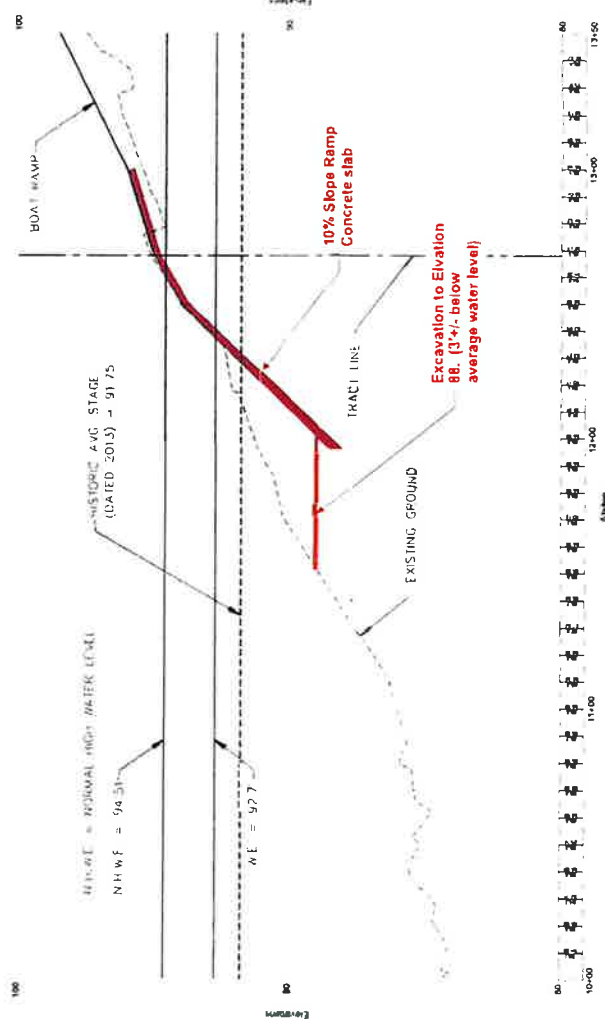
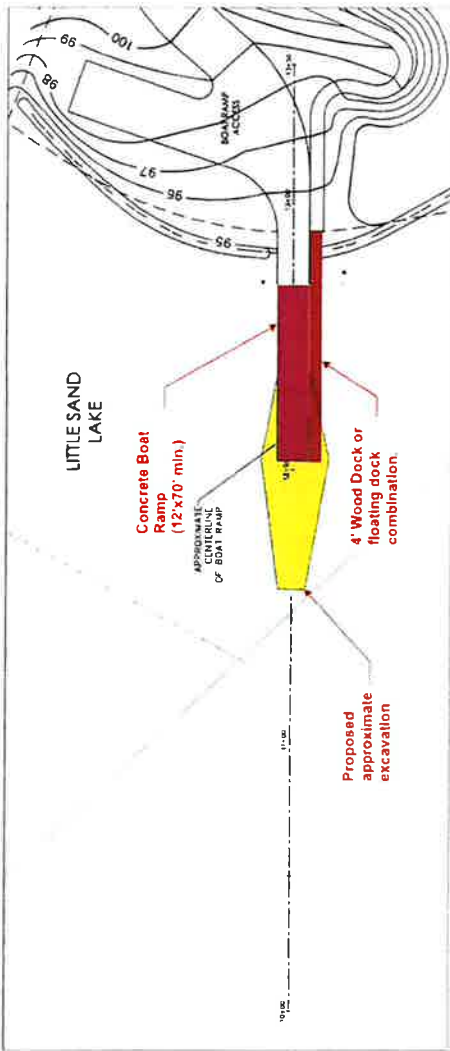


Exhibit - J



received
 4/18/2023



No.	Date	By	Check	Description
1	JUN 21, 2022	BP	BP	Final

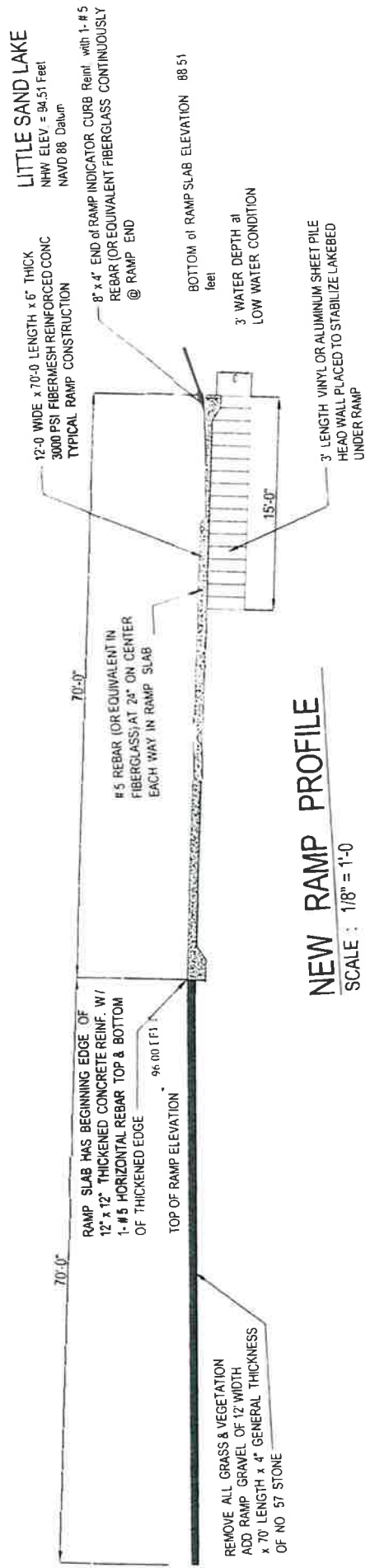
**Granada PD
 Sand Lake Sound
 Lot A Amenity Areas**

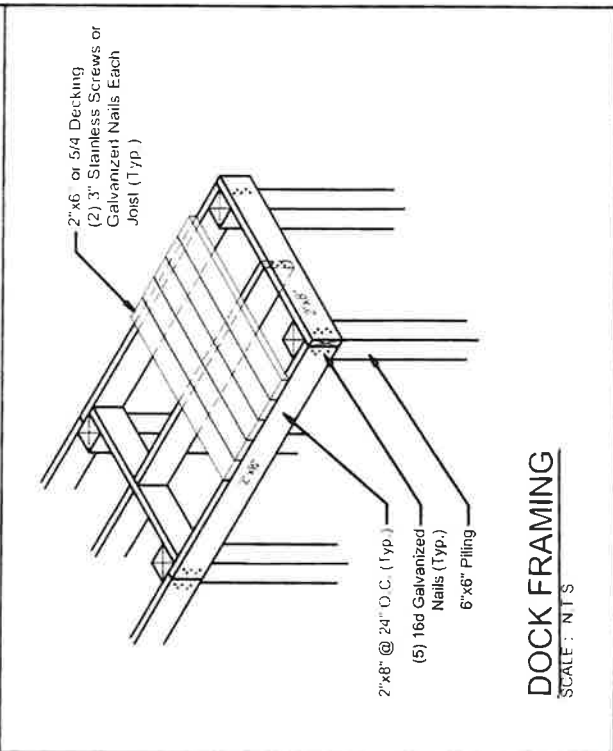
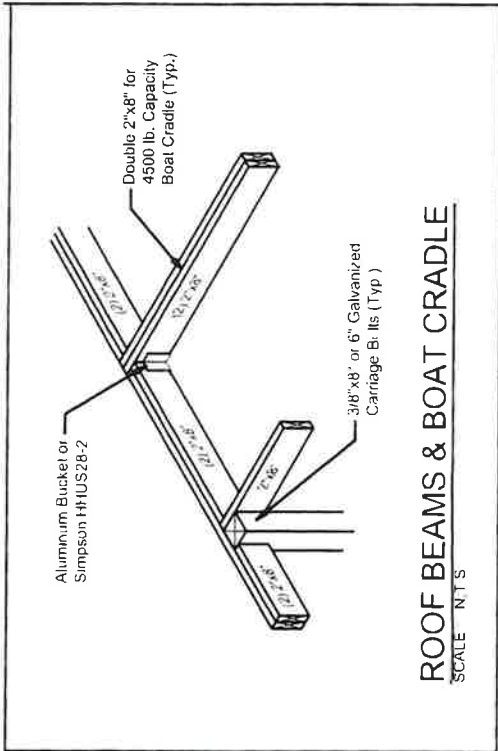
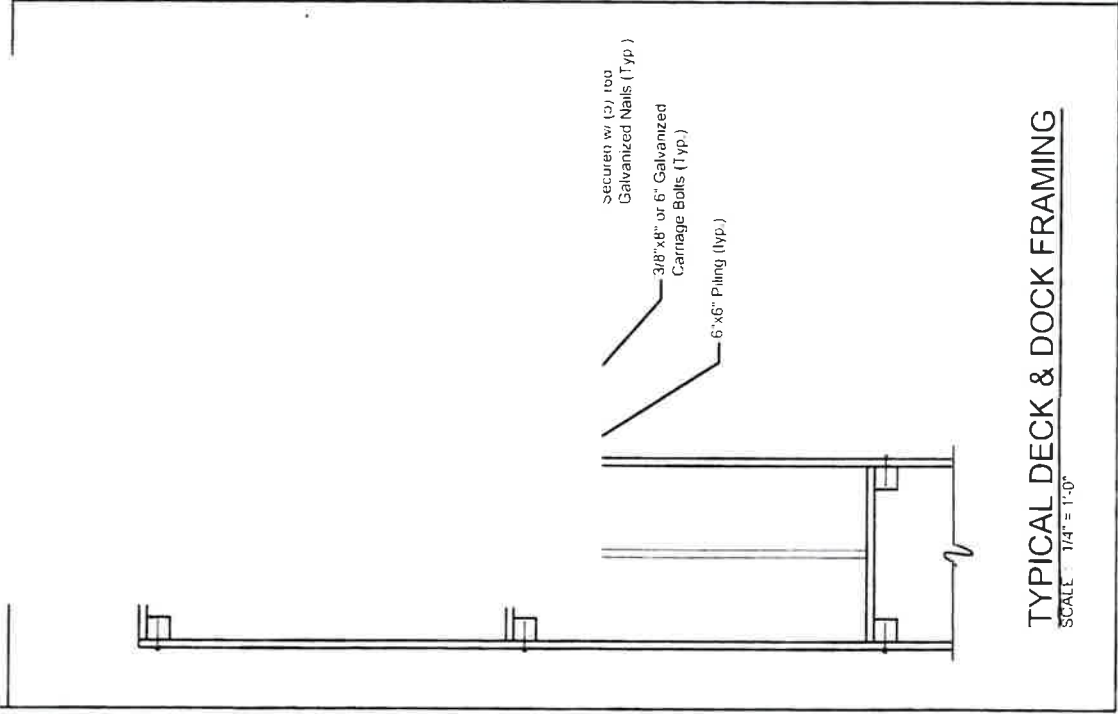
Orange County

**Existing Ground
 Profile below
 Projected Boat Ramp**



received
4/18/2023



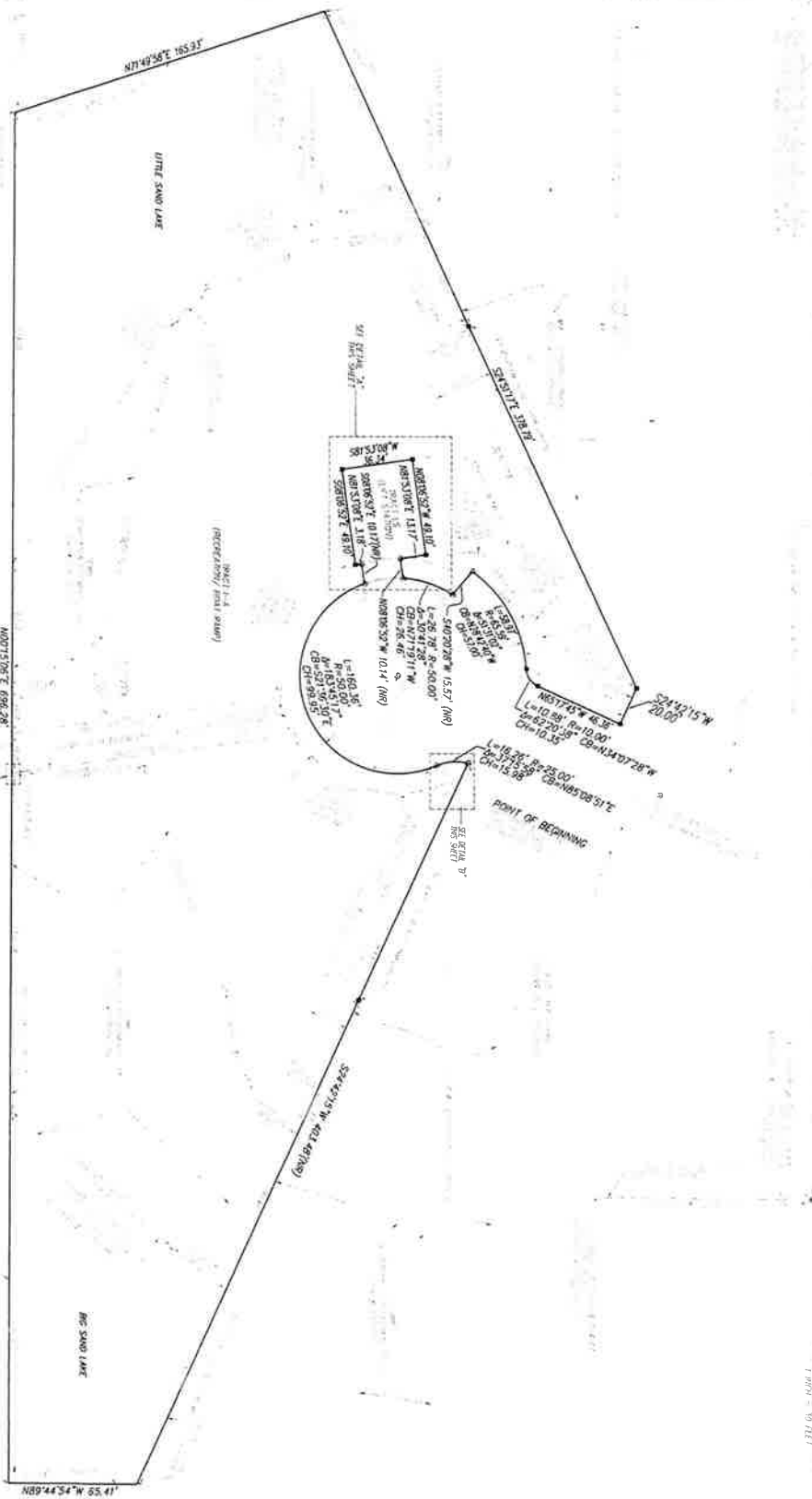




SAND LAKE SOUND, TRACT-1 REPLAT

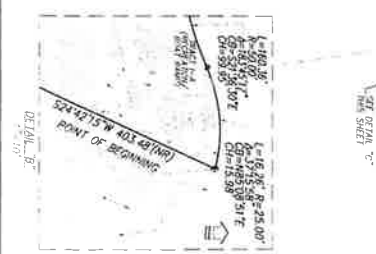
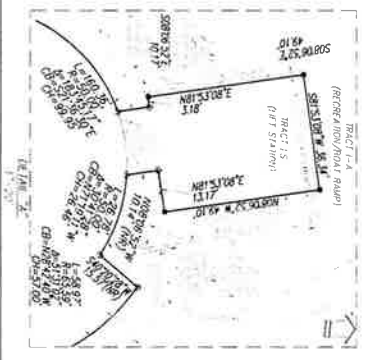
A REPLAT OF TRACT 1, SAND LAKE SOUND AS RECORDED IN PLAT BOOK 99, PAGES 145-150, LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 28 EAST, DR. PHILLIPS, ORANGE COUNTY, FLORIDA

PLAT BOOK: **114** PAGE: **142**



Dewberry

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 Surveying & Engineering
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 Orlando, FL 32837
 Phone: 407.241.1100
 Fax: 407.241.1101
 www.dewberry.com



NOTICE

This plat is a replat of a portion of Tract 1, Sand Lake Sound, as recorded in Plat Book 99, Pages 145-150, Orange County, Florida. The original plat was recorded on 01/24/2016. This replat corrects several errors in the original plat, including bearings and distances. The corrected bearings and distances are shown on this replat. The original plat is hereby declared null and void.