



Interoffice Memorandum

October 3, 2019

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) 836-1405**

SUBJECT: October 22, 2019 – Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application for
Lou Deberadinis Trust (SADF-19-05-008)

The applicant, Lou Deberadinis Trust, is requesting a Shoreline Alteration/Dredge and Fill Permit (SADF) to construct a new seawall with backfill and riprap on the property located at 7114 Lake Willis Drive, Orlando, FL 32821, on Lake Willis. The parcel identification number for the site is 14-24-28-4800-00-180. The subject property is located in District 1.

The applicant is proposing to construct an aluminum seawall approximately 305 feet in length along the shoreline of Lake Willis in order to prevent erosion on their property. There are no adjoining seawalls, but there are other seawalls on Lake Willis and there is an adjoining retaining wall on the adjacent property to the east. The applicant will be required to install riprap and plantings waterward of the new seawall. The applicant has submitted a letter from a Professional Engineer stating that a vertical seawall is the only way to address the ongoing erosion on the property.

Prior impacts to wetlands have occurred on this property without authorization. Sometime between 2016 and 2017 (the impacts are visible in 2017 aerial photos), a Class I wetland area 0.21 acre in size, located just landward of the NHWE, was cleared and sod was installed. The applicant has been assessed an administrative penalty of \$999 for the unauthorized impacts to Class I wetlands. To address the required mitigation for the direct and secondary impacts to wetlands and surface waters, the applicant has agreed to purchase 0.12 wetland mitigation credits from the Florida Mitigation Bank. If this permit request is denied, the applicant will be required to restore the unauthorized impacts to wetlands.

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.

Pursuant to Orange County Code, Chapter 15, Article VI, EPD staff has evaluated the proposed SADF application and required documents and has made a finding that the request was consistent with Section 15-218.

Staff Recommendation

Approval of the Shoreline Alteration/Dredge and Fill 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. Riprap and plantings shall be installed waterward of the new seawall in accordance with the plans submitted by Streamline Permitting, received by the Environmental Protection Division (EPD) on May 1, 2019 and as modified on July 5, 2019.
3. Riprap shall be installed at a two (horizontal) to one (vertical) slope and extend at least halfway up the face of the seawall.
4. 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, this permit shall be void and a new permit application with fee will be required.
5. 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.
6. This permit does not authorize any dredging or filling except that which is necessary for the installation of the seawall and riprap.
7. An administrative penalty of \$999 has been assessed for unauthorized wetland impacts. The permittee shall remit payment in the amount of \$999 payable to the Orange County Board of County Commissioners with a notation for deposit to the Conservation Trust Fund within 60 days of the decision of the Board. Failure to pay the penalty within the specified timeframe shall render this permit void and formal enforcement measures shall be initiated.
8. The permittee may maintain a clear access corridor below the NHWE of 103.59 feet (NAVD 88) above mean sea level for Lake Willis, 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.
9. Native vegetation may not be removed from the shoreline outside of the access corridor.
10. Any permit extensions for the activities authorized herein may be approved by way of Consent Agenda if there are no changes.

General Conditions:

11. 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.
12. 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, 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 permit holder and/or agent promptly thereafter.
13. 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.
14. 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.
15. Prior to construction, the permittees 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.
16. 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.
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 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 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. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
23. EPD staff shall have permission to enter the site at any reasonable time to inspect the property for conformity with the plans and specifications approved by the permit.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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 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.

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29. Pursuant to Section 125.022, FS, the applicants shall obtain all other applicable state or federal permits before commencement of the activity authorized herein.

ACTION REQUESTED: Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-19-05-008 for Lou Deberadinis Trust, subject to the conditions listed in the staff report. District 1

DDJ/JW: mg

Attachments