



## Interoffice Memorandum

March 27, 2017

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

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

**CONTACT PERSON: Lori Cunniff, CEP, CHMM, Deputy Director  
Community, Environmental and Development  
Services Department  
(407) 836-1405**

SUBJECT: April 25, 2017 – Public Hearing  
Shoreline Alteration/Dredge and Fill Permit Application for  
Dorlinda and Jeffrey House (SADF-16-10-012)

The applicants, Dorlinda and Jeffrey House, are requesting a Shoreline Alteration/Dredge and Fill Permit to repair and replace a dilapidated and failing seawall located along the shoreline of their property on Lake Carlton at 5056 Lake Carlton Drive in northwest Orange County. The Parcel ID No. is 07-20-27-0000-00-034. The property is located in Orange County Commission District 2.

This property has a home and pool that were constructed on the edge of the lake in the early 1970s. The waterward side of the pool structure lies at the Normal High Water Elevation (NHWE) of Lake Carlton and is being undercut by wave action, damaging not only the pool, but also the western side of the home structure itself. The remaining shoreline south of the pool structure has an old stone and concrete seawall which is also failing.

The applicant proposes to install a new seawall on the waterward side of an existing wall for approximately 250 linear feet, the length of the currently armored shoreline. To dampen wave action and assist in preventing undermining of the new wall, rip rap will be installed on the waterward face of the new wall. Additionally, native plantings will be installed waterward of the rip rap to provide habitat for aquatic wildlife.

To save the pool and home structures, helical piles will be installed at the face of the existing pool and house to raise and stabilize these structures and prevent further settling and shifting. The proposed new wall will be installed waterward of this stabilizing system. Due to the helical structures; the difficulty of anchoring the new wall next to the pool; and other site constraints, the portion of the new seawall adjacent to the pool must be installed further waterward than the remaining portions of the wall.

There has not been any enforcement action taken by EPD on the subject property.

**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 thirty (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 any and all appeals are resolved.
2. Construction activities shall be completed in accordance with the 'Site Plan' submitted by Jack Gries, P.E., dated as received on February 22, 2017, and 'House Residence Plan and Sections A through F by Gries dated as received on February 22 and March 1, 2017. The permitted work must be commenced within six (6) months and completed within one year from the date of issuance of the permit. In the event that project has not commenced within six (6) months or completed within a year this permit is void.
3. Any permit extensions for the approved construction may be approved by way of Consent Agenda if there are no changes.
4. The permittee(s) must install riprap at a 2 (Horizontal): 1 (Vertical) slope along the entire length of the seawall. The riprap must be a minimum size of 6-inches.
5. Native plants must be installed waterward of the installed rip rap utilizing pickerelweed (*Pontedaria cordata*), duck potato (*Sagittaria lancifolia*) or water lily (*Nymphaea odorata*) depending on the water depth.
6. New plantings must be initiated within thirty (30) days of completion of the rip rap. After one year, if eighty (80) percent coverage of native species is not established, additional replanting will be required.
7. The permittee may maintain a clear access corridor below the Normal High Water Elevation (NHWE), not to exceed fifty (50) feet in width, of sufficient length waterward from the shoreline, to allow access to open water. This corridor must be co-located with the existing boat dock and boat slip.
8. A copy of this permit, along with EPD stamped and approved drawings, should be taken to the Orange County (OC) Zoning Division at 201 South Rosalind Avenue. The rip rap may require an Orange County Building permit. For further information, please contact the OC Zoning Division at (407) 836-5525 or OC Division of Building Safety at (407) 836-5550.

General Conditions:

9. 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 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 promptly thereafter.
10. Prior to construction, the permittees shall clearly designate the limits of construction on-site. The permittees shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
11. The permittees 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 permittees 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.
12. 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. 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, permittees agree to either obtain written consent or to remove the offending structure or encroachment within sixty (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.
13. 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 permit 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 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. Permittees shall immediately notify EPD of any conflict between the conditions of this Permit and any other permit or approval.

14. The permittees are hereby advised that Section 253.77, Florida Statutes, states that a person may not commence any excavation, construction, or other activity involving the use of sovereign 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 sovereign lands or other state-owned lands.
15. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, 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.
16. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
17. The permittees shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
18. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to either, at a minimum: inspect, sample, or test to ensure conformity with the plans and specifications approved by the permit.
19. The permittees 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.
20. 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.
21. 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.
22. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rule 62-302.500, 62-302.530(70) and 62-4.242 Florida Administrative Code (FAC). 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 due to the permitted activity. If site-specific conditions require additional measures, then the permittees shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.

23. Pursuant to Section 125.022, Florida Statutes, 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.

24. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**ACTION REQUESTED: Approval of Shoreline Alteration/Dredge and Fill Permit (SADF-16-10-012) for Dorlinda and Jeffrey House subject to the conditions listed in the staff report. District 2**

JW/LC: mg

Attachments