



## Interoffice Memorandum

April 20, 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:** May 9, 2017 – Public Hearing  
Shoreline Alteration/Dredge and Fill Permit Application for  
Javier Sanchez (SADF-17-03-002)

The applicant, Javier Sanchez, is requesting a Shoreline Alteration/Dredge and Fill Permit to replace a seawall on his property. The project site is located on Lake Willisara at 3025 Carmia Drive, in Orange County Commission District 3. The Parcel ID for the site is 12-23-29-8076-01-010.

Notification of the public hearing was sent to the property owners within 500 feet of the project site.

On March 16, 2017, the applicant submitted a Shoreline Alteration/Dredge and Fill permit application. The applicant is proposing to install a new 90-foot long seawall on the waterward side of an existing, dilapidated wall. Once installed, rip rap will be placed at a 2 (horizontal):1 (vertical) slope along the entire length of the seawall, along with dense plantings of native aquatic vegetation along the waterward side of the proposed wall. There is an existing seawall on the adjacent property to the west.

Pursuant to Orange County Code, Chapter 15, Article VI, Environmental Protection Division (EPD) staff has evaluated the proposed Shoreline Alteration/Dredge and Fill application and required documents.

There has not been 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 'Sea Wall' plans submitted by Jason Louche of Creative Construction Solutions, dated as received on March 16, 2017, by the Environmental Protection Division (EPD). 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 one 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 native aquatic plantings must be implemented in accordance with the 'Planting Plan' submitted by Jason Louche, dated as received on April 17, 2017, by EPD. New plantings must be initiated within thirty (30) days of completion of the seawall. After one year, if eighty (80) percent coverage of native species is not established, additional replanting will be required.
5. The permittee must install riprap at a 2 (Horizontal): 1 (Vertical) slope along the entire length of the seawall. The rip rap must be a minimum size of 6-inches.
6. The permittee may maintain a clear access corridor below the Normal High Water Elevation (NHWE), not to exceed thirty (30) feet in width, of sufficient length waterward from the shoreline, to allow access to open water. Any future structures such as a boat dock must be located within this corridor.
7. Native vegetation may not be removed from the shoreline outside of the specified access corridor, specific to the project.
8. All dredged debris material shall be removed to an upland location.
9. The permittee is required to maintain the turbidity and sedimentation barriers throughout construction of the seawall.

10. 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, first floor, for approval. For further information, please contact the OC Zoning Division at (407) 836-5525.
11. After approved by OC Zoning, the certified site plans will need to be reviewed by the OC Division of Building Safety in order to obtain a building permit. For further information, please contact the OC Division of Building Safety at (407) 836-5550.
12. No filling is approved with this permit.

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 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.
14. 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.
15. Construction plans shall be submitted to EPD prior to initiating any construction activities for review and approval. The construction plans shall include, but are not limited to, a site plan clearly depicting the location and acreage of the impacts and preservation.
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(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, permittee agrees 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.

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 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 VI 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. Permittee shall immediately notify EPD of any conflict between the conditions of this Permit and any other permit or approval.
19. The permittee is 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 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.
20. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, 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.
21. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
22. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
23. 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.

Shoreline Alteration/Dredge and Fill Permit Application for Javier Sanchez (SADF-17-03-002)

24. 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.
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. 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 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 permittee shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.
28. 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.
29. 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-17-03-002 for Javier Sanchez, subject to the conditions listed in the staff report. District 3**

JW/LC: mg

Attachments