



Interoffice Memorandum

September 6, 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: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1405**

SUBJECT: September 19, 2017 – Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application for
Stephen Marriott (SADF-17-07-011), Lake Conway, District 3

Mr. Stephen Marriott is requesting a Shoreline Alteration/Dredge and Fill (SADF) Permit to replace an existing seawall on his property. The project site is located on Lake Conway at 6557 Gibson Drive, Belle Isle, in District 3. The Parcel ID is 24-23-29-0600-01-240.

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

Pursuant to Orange County Code, Chapter 33, Article II, Environmental Protection Division (EPD) staff has evaluated the proposed Shoreline Alteration/Dredge and Fill application and required documents.

The applicant is proposing to construct a new 60-foot long seawall approximately one foot waterward of the existing seawall, which is located at the Normal High Water Elevation (NHWE) of Lake Conway. The proposed seawall will be constructed utilizing vinyl sheet pile and will be anchored into the existing uplands with a 12-foot return at the northern property line and a 20' return at the southern property line. Rip-rap will be installed waterward of the new seawall at a 2 (horizontal): 1 (vertical) slope along the length of the seawall, and native plants will be installed waterward of the rip-rap. The applicant has owned the property since 1996.

Although the existing seawall is not a “grandfathered” structure, EPD has determined it has been in place since at least 1997. A concrete mitered end section for a drainage pipe abuts the property line to the north and an older wooden seawall exists on the property to the south. The proposed replacement wall will not impact the drainage structure to the north. However, a portion of the older wall associated with the southern property, extends onto the applicant’s property and will be replaced by the applicant’s new wall.

There has been no 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 all appeals are resolved.
2. Construction activities shall be completed in accordance with the 'Marriott Site Plan' and 'Marriott Seawall Cross Section' dated as received by EPD on September 6, 2017 and August 17, 2017 respectively. 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. This permit does not authorize any dredging or filling except that which is necessary for the actual construction of the seawall.
5. The permittee must install riprap at a two (Horizontal): one (Vertical) slope along 60 feet of the seawall, as shown on the 'Marriott Site Plan' received by EPD on September 6, 2017.
6. The permittee may maintain a clear access corridor below the NHWE, 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.
7. Native vegetation as shown on the 'Marriott Site Plan' must be installed within 30 days of completion of the seawall and installation of rip-rap.
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, Orlando for approval in order to obtain a building permit. For further information, please contact the OC Zoning Division at (407) 836-5525.
9. After approval by OC Zoning, the certified site plans will need to be reviewed by the OC Building Safety Division (BSD) in order to obtain a building permit. For further information, please contact the OC BSD at (407) 836-5550.

General Conditions:

10. 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.
11. 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.
12. 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.
13. 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.
14. 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 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 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 33, Article II 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.

16. 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 sovereign lands or other state-owned lands.
17. 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.
18. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
19. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
20. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to at a minimum inspect, sample, or test to ensure conformity with the plans and specifications approved by the permit.
21. 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.
22. 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.
23. 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.

24. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rule 62-302.500, 62-302.530(69) 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 exists 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.
25. 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 to 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, Florida Statutes, 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-17-07-011) for Stephen Marriott, subject to the conditions listed in the Staff Report. District 3

JVW/LC: mg

Attachments