



## Interoffice Memorandum

August 27, 2021

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) 836-1406**

SUBJECT: September 28, 2021 – Public Hearing  
Shoreline Alteration/Dredge and Fill Permit Application for  
Robert and Naomi Loomis (SADF-21-01-001)

The applicants, Robert and Naomi Loomis, are requesting a Shoreline Alteration/Dredge and Fill (SADF) permit to authorize the construction of a new seawall with riprap and backfill along the shoreline of Lake Isleworth on the property located on 6342 Deacon Circle, Windermere, FL 34786. The Parcel ID for this site is 16-23-28-3899-03-720 and the subject property is located in District 1.

The applicants are proposing to construct a new vinyl seawall approximately 120 feet in length along the Normal High Water Elevation (NHWE) of Lake Isleworth in order to stabilize the shoreline and prevent further erosion on their property. The adjoining property to the south has an existing seawall which the proposed new wall will abut. The adjacent property to the north does not have a seawall; therefore, the new wall will be constructed with a 10-foot return on the northern end.

The construction of the seawall will impact approximately 0.01 acre of shoreline wetlands located immediately landward of the NHWE. These impacts were evaluated utilizing the Uniform Mitigation Assessment Method to calculate the functional loss, and the applicants have agreed to remit a mitigation payment of \$1,250 to the Conservation Trust Fund.

Based on prior Board direction, riprap and plantings are normally required for new seawalls and replacement seawalls; therefore, the applicants will be required to install riprap waterward of the new seawall. However, due to an abundance of existing aquatic vegetation along the northern half of the shoreline, additional plantings are only being proposed along the southern half of the proposed wall.

In accordance with Orange County Code, Chapter 33, Article IV, Section 33-129(d), notification of the public hearing was sent to property owners within 500 feet of the project site. EPD has received no objections to the request.

Pursuant to Orange County Code, Chapter 33, Article IV, EPD has evaluated the proposed SADF permit application and required documents and has made a finding that the request is consistent with Section 33-129.

**Staff Recommendation**

Approval of the SADF 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. Construction activities shall be completed in accordance with the engineered plans signed and sealed by Pavol Stankay, P.E. and received by the Environmental Protection Division (EPD) on July 19, 2021 and August 12, 2021. The permitted activity must commence within six months and be completed within two years from the date of issuance of the permit. In the event that the project has not commenced within six months or been completed within two years, this permit shall be void and a new permit application with fee will be required.
3. The shoreline wetland impacts must be completed in accordance with the plans signed and sealed by Pavol Stankay, P.E. and received by EPD on August 12, 2021. Prior to initiating any construction within the shoreline wetland, EPD shall receive a payment of \$1,250 to the Conservation Trust Fund.
4. In the event that the permittees are unable complete the mitigation transaction, the permittees shall obtain a permit modification from the Environmental Protection Officer to provide alternative mitigation for the wetland impacts prior to the commencement of any construction activities.
5. This permit does not authorize any dredging or filling except that which is necessary for the installation of the seawall, riprap, and backfill as stated above.
6. Riprap shall be installed waterward of the new seawall in accordance with the plans signed and sealed by Pavol Stankay, P.E., received by EPD on July 19, 2021 and August 12, 2021.
7. Riprap shall be installed at a two (horizontal) to one (vertical) slope, extend at least halfway up the face of the seawall, and measure between 12 inches to three feet in diameter.
8. 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.
9. Installation of aquatic plantings along the southern portion of the shoreline must be initiated within 30 days and be completed within 60 days of installation of the riprap. The existing littoral zone vegetation along the northern half of the shoreline shall

remain unaltered. After one year, if 80 percent areal coverage of native, emergent, or aquatic plants species is not established, additional plantings may be required.

10. The permittees may maintain a clear access corridor below the Normal High Water Elevation of 98.62 feet (NAVD 88) above mean sea level for Lake Isleworth, 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.
11. Any permit extensions for the activities authorized herein may be approved by way of Consent Agenda if there are no changes.

General Conditions:

12. 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 the approved drawings, plans, and other documents attached hereto or on file with EPD.
13. The permittees bind themselves and any 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 holders and/or agent promptly thereafter.
14. 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.
15. 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.
16. 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.
17. 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 of the seawall.
18. 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.

19. 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 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 permittees agree to either obtain written consent or remove the 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.
20. 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 permittees 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 33, Article IV of the Orange County Code.
21. If these permit conditions conflict with those of any other regulatory agency, the permittees shall comply with the most stringent conditions. The permittees shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
22. The permittees are 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 permittees are responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
23. Should any other regulatory agency require changes to the property or permitted activities, 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.
24. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
25. The permittees shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
26. 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.
27. The permittees shall hold and save the County harmless from all damages, claims or liabilities, which may arise because of the activities authorized by the permit.

28. 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.
29. The 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.
30. 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 permittees shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.
31. 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 permittees 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 permittees fail to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.
32. Pursuant to Section 125.022 FS, the permittees 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 the Shoreline Alteration/Dredge and Fill Permit SADF-21-01-001 for Robert and Naomi Loomis, subject to the conditions listed in the staff report. District 1**

DDJ/JW: mg

Attachments