



Interoffice Memorandum

AGENDA ITEM

December 15, 2020

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

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

A handwritten signature in black ink, appearing to be "J. Weiss", written over the name in the "FROM:" field.

CONTACT PERSON: **David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406**

A handwritten signature in black ink, appearing to be "D. Jones", written next to the contact person information.

SUBJECT: January 26, 2021 — Consent Item
Environmental Protection Commission Recommendation for
Request for Waiver and Variance for Glenn and Marta
Thompson Dock Construction Permit BD-20-02-029

The applicants, Glenn and Marta Thompson, are requesting approval of a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size) and approval of a variance to Section 15-343(a) (side setback distance). The project site is located at 5510 Remsen Cay Lane, Windermere, Florida 34786. The Parcel ID number is 15-23-27-1540-00-860. The subject property is located on Lake Speer in District 1.

On March 5, 2020, the Environmental Protection Division (EPD) received an Application to Construct a Dock on the subject property. Included with the application was an Application for Waiver to Section 15-342(b) in order to increase the allowable terminal platform size to 430 square feet and an Application for Variance to 15-343(a) to reduce the side setback from 10 to five feet, eleven inches from the southeastern projected property line. Notifications of the Applications for Waiver and Variance were sent to all shoreline property owners within a 300-foot radius of the property, and an objection was received from the adjacent neighbor to the southeast. Staff notified the applicants of the objection, and they decided to re-evaluate the dock placement.

On October 9, 2020, EPD received revised plans for the proposed dock with a revised Application for Waiver to Section 15-342(b) in order to increase the allowable terminal platform size to 464 square feet and a revised Application for Variance to 15-343(a) to reduce the side setback from 10 to 6.25 feet from the northwestern projected property line.

Notifications of the waiver and variance requests were again sent to all shoreline property owners within a 300-foot radius of the property. No objections, including from the original objector, were received.

Staff evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) is to approve the request for waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicant has demonstrated there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as no objections to the final plans have been received. Additionally, pursuant to Section 15-350(a)(2)(1), negative effects to the

environment due to shading impacts from the excess terminal platform size will be offset through a mitigation payment of \$250 to the Conservation Trust Fund (CTF).

Staff also evaluated the variance request for compliance with the criteria for approval. The recommendation of the EPO is to approve the request for variance to Section 15-343(a) based on a finding that the hardship caused by the shape of the parcel is not self-imposed pursuant to Section 15-350(a)(1)(1), and on a finding that the applicant has demonstrated that there will be no adverse effects from the proposed variance on the abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as no objections to the final plans were received. Additionally, the request is not contrary to any other criteria in Section 15-350(a)(1).

Based upon evidence and testimony presented at the December 9, 2020 Environmental Protection Commission (EPC) public hearing, the EPC voted to accept the findings and recommendation of the EPO and made a recommendation to approve the request for waiver to Section 15-342(b) to allow an increase in terminal platform size from 351 to 464 square feet with the condition that the applicant pay \$250 to the CTF as mitigation within 60 days of the decision of the Board, and to approve the request for variance to Section 15-343(a) to reduce the side setback from 10 to 6.25 feet from the northwestern projected property line.

ACTION REQUESTED:

Acceptance of the findings and recommendations of the Environmental Protection Commission, approval of the request for waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) to increase the maximum allowable terminal platform size from 351 to 464 square feet with the payment of \$250 to the Conservation Trust Fund within 60 days of the decision of the Board, and approval of the request for variance to Section 15-343(a) to reduce the side setback from 10 to 6.25 feet from the northwestern projected property line for the Glenn and Marta Thompson Dock Construction Permit BD-20-02-029. District 1

JVW/DDJ: mg

Attachments

Dock Construction Application for Waiver and Variance



Dock Construction Application for Waiver and Variance

BD-20-02-029

District #1

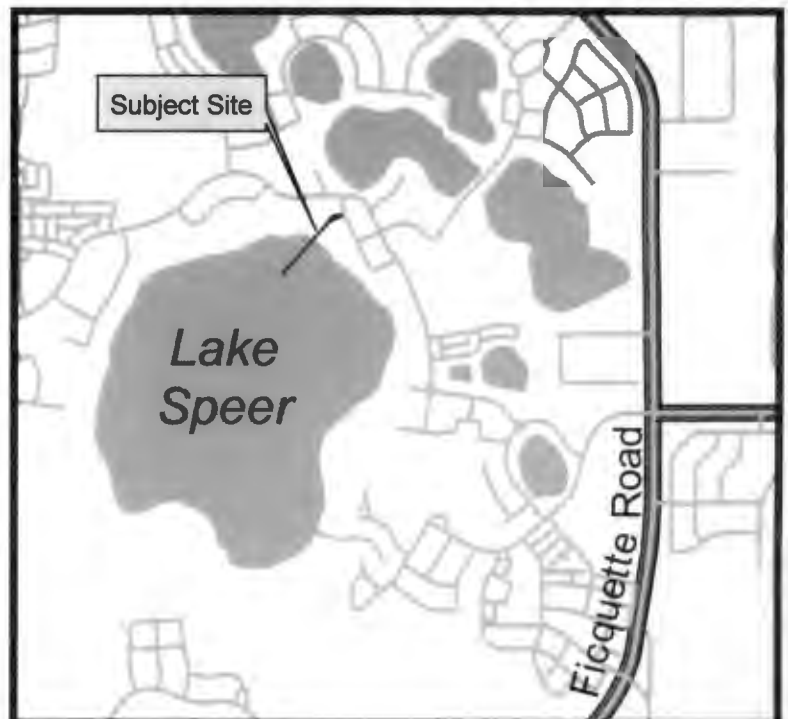
Applicant: Glenn and Marta Thompson

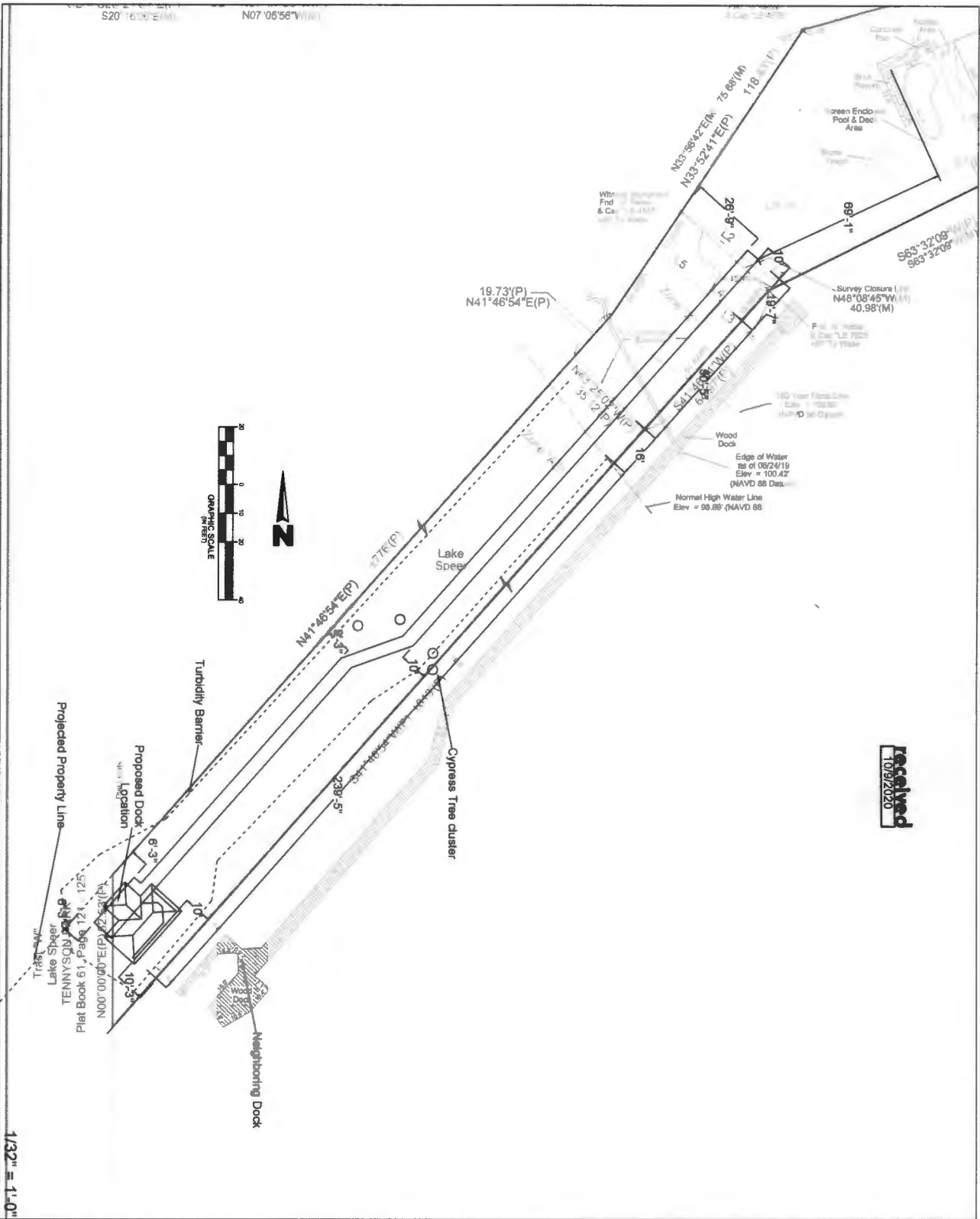
Address: 5510 Remsen Cay Lane

Parcel ID: 15-23-27-1540-00-860

Project Site 

Property Location 





101. GENERAL NOTES
- 101.1 DETAIL ROOM ON PLANS HAVE FOR TYPICAL ROOMS AND ARE NOT TO BE CONSIDERED AS PART OF A GENERAL CONTRACT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 101.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
 - 101.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
 - 101.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
102. APPLICABLE CODES AND STANDARDS
- 102.1 THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL CODES AND STANDARDS LISTED BELOW.
 - 102.2 THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL CODES AND STANDARDS LISTED BELOW.
 - 102.3 THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL CODES AND STANDARDS LISTED BELOW.
103. DESIGN LOADS
- 103.1 THE STRUCTURE HAS BEEN DESIGNED FOR THE LOADS LISTED BELOW.
 - 103.2 THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL CODES AND STANDARDS LISTED BELOW.
 - 103.3 THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL CODES AND STANDARDS LISTED BELOW.
104. STRUCTURAL MATERIALS
- 104.1 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 - 104.2 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 - 104.3 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.

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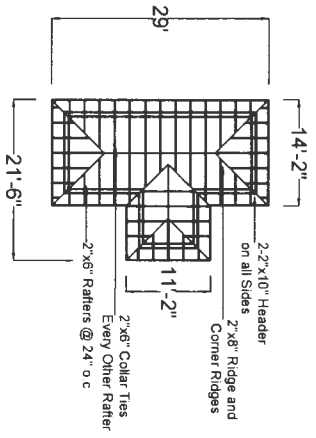
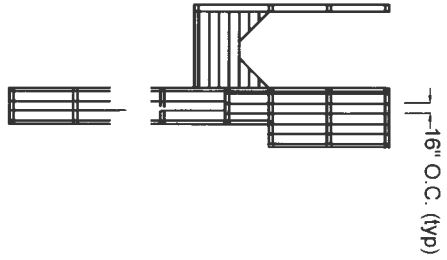
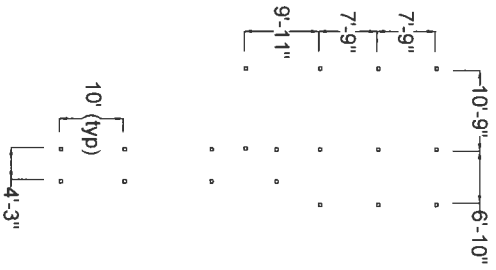
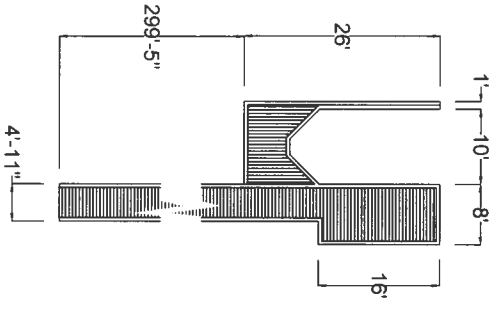
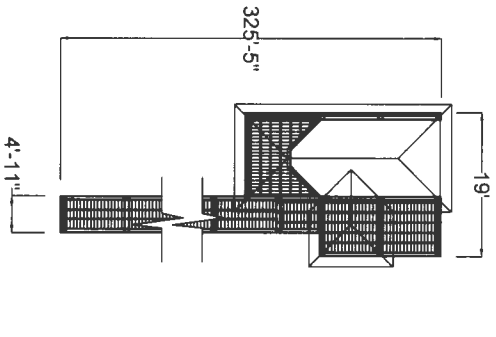
Project: SDD-2019-64

Thompson Dock
5510 Remsen Cay Ln.
Windermere, FL. 34786

Prepared for:
Summerlin Dock and Dock, LLC
5988 Lemonsburg Drive
Clearwater, FL 34615
(813) 985-8251
www.summerlinedocks.com

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Received
10/9/2020



1/16" = 1'-0"

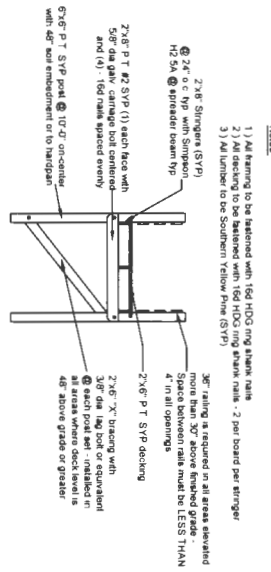
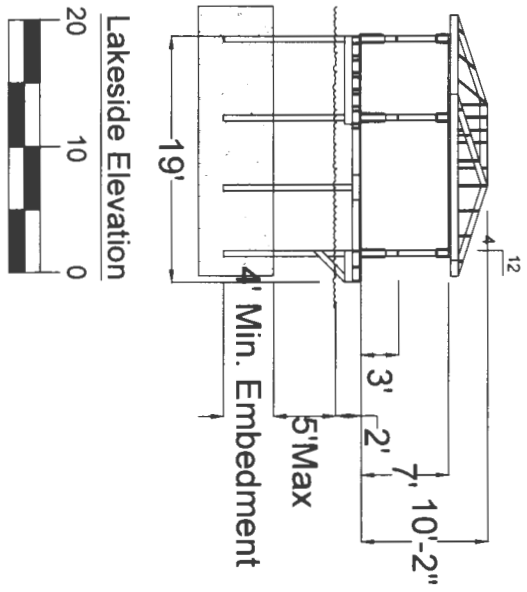
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Project:
SDD-2019-64

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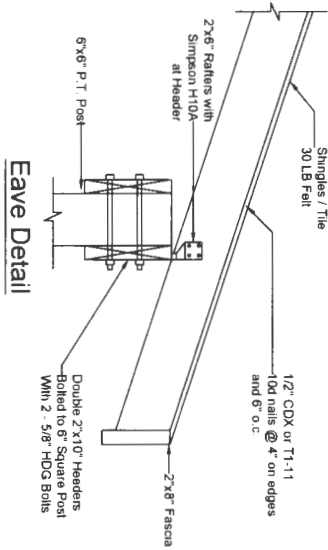
Thompson Dock
5510 Remsen Cay Ln.
Windermere, FL. 34786

Jennifer Teliga, P.E.
16162 St Clair St
Clermont, FL 34711
P.E. #64621
(321) 662-7503

Prepared for:
SUMMIT
Summerline Deck and Dock, LLC
5908 Lakehurst Drive
Orlando, FL 32819
(407) 583-6225
www.summitdeckdock.com



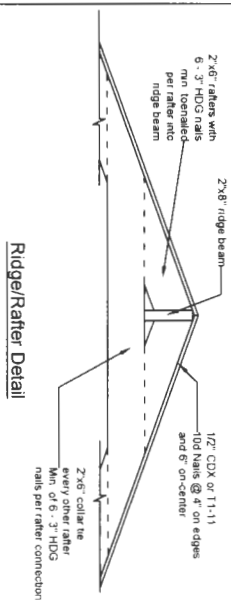
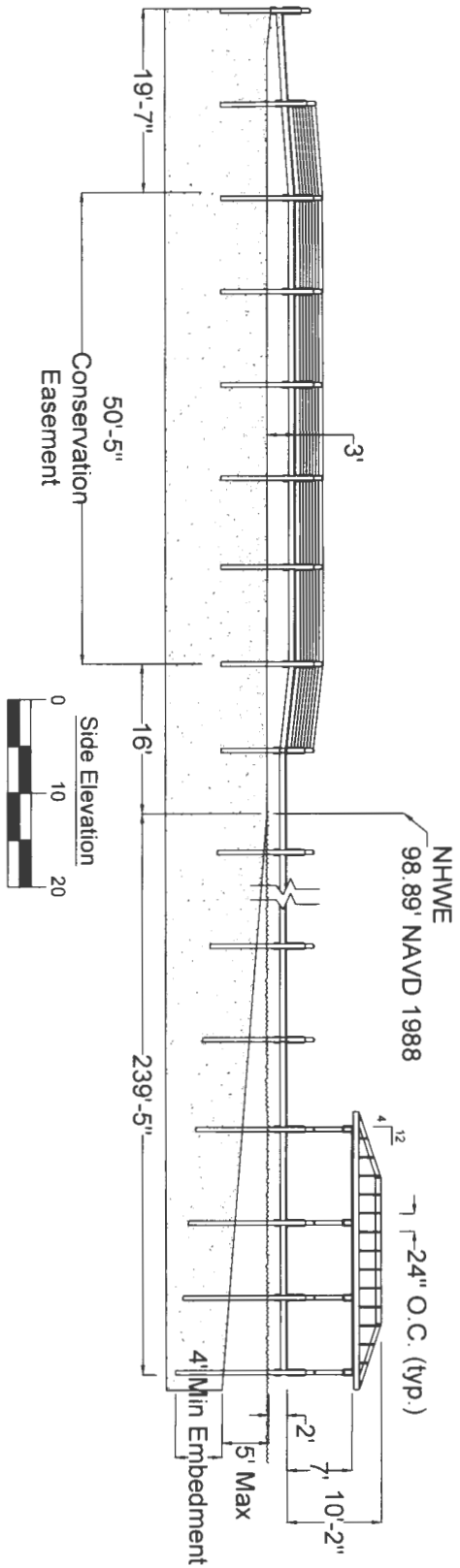
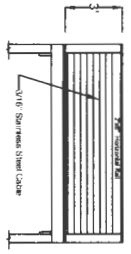
- NOTES**
- 1) All framing to be fastened with 16d HDG and sharp nails
 - 2) All framing to be fastened with 16d HDG and sharp nails - 2 per board per stringer
 - 3) All lumber to be Southern Yellow Pine (SYP)



Typical Cross Section

Railing Detail

All rails to be fastened with four (4) 16d nails at each end. All cables to be secured using self-swaging lag eye terminals. Railing span shall not exceed ten (10) feet. All openings shall be less than 4" Railing must be 36" in height.



Thompson Dock
5510 Rensen Cay Ln.
Windermere, FL. 34786

Jennifer Telga, P.E.
16162 St Clair St
Clermont, FL 34711
P E #64621
(321) 662-7503

Prepared for:
SUMMITER DOCK AND DOCK
Summerline Dock and Dock, LLC
5966 Lakehurst Drive
Orlando, FL 32819
(407) 583-6261
www.summiter-docks.com

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Project: **SDD-2019-64**

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ENVIRONMENTAL PROTECTION DIVISION

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www.ocfl.net

ORANGE COUNTY
ENVIRONMENTAL PROTECTION COMMISSION
December 9, 2020

ENVIRONMENTAL
PROTECTION
COMMISSION

Mark Ausley
Chairman

Oscar Anderson
Vice Chairman

Florian Blackburn

Billy Butterfield

Mark Corbett

Blaine Imbruglia

Vacancy - Regulated
Business or
Municipality

PROJECT NAME: Thompson - 5510 Remsen Cay Lane

PERMIT APPLICATION NUMBER: BD-20-02-029

LOCATION/ADDRESS: 5510 Remsen Cay Lane, Windermere

RECOMMENDATION: Accept the findings and recommendations of the Environmental Protection Officer, and make a finding that the waiver and variance requests are consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and Section 15-350(a)(1), respectively, and recommend approval of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 351 to 464 square feet with a payment of \$250 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners, and recommend approval of the request for variance to 15-343(a) to reduce the side setback from 10 to 6.25 feet from the northwestern projected property line for the Glenn and Marta Thompson Dock Construction Permit BD-20-02-029. District 1

[X] EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

[] EPC DISAGREES WITH THE ACTION REQUESTED, AS PRESENTED AND HAS MADE THE FOLLOWING RECOMMENDATION:

Four horizontal lines for handwritten recommendation text.

Signature of EPC Chairman: [Handwritten signature: Mark Ausley]

DATE EPC RECOMMENDATION RENDERED: 12-9-20