




Interoffice Memorandum

AGENDA ITEM

August 5, 2019

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 10, 2019 – Consent Item
Environmental Protection Commission Recommendation for
Requests for Waiver and Variance for the Jeff and Amanda
Felbab Dock Construction Permit BD-19-05-045

Jeff and Amanda Felbab are requesting approval of a dock construction permit with a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size) and a variance to Section 15-343(a) (side setback). The project site is located at 14204 Bridgewater Crossings Boulevard, Windermere, Florida 34786. The Parcel ID number is 15-23-27-1540-00-940. The subject property is located on Lake Speer in District 1.

On May 20, 2019, the Environmental Protection Division (EPD) received an Application to Construct a Dock at the subject property with requests for a waiver and variance. The applicants are requesting:

- A waiver to terminal platform size to construct a dock that measures 504 square feet in lieu of the 380 square feet allowed by Code.
- A variance to reduce the side setbacks on both sides to six feet from the adjacent properties in lieu of the 10 feet required by Code. The affected adjacent property owners have submitted Letters of No Objection to the reduced side setback.

Pursuant to Orange County Code, Chapter 15, Article IX, EPD staff evaluated the proposed waiver and variance applications and required documents. The additional shading impacts from a larger than allowed terminal platform were evaluated by EPD staff using the Uniform Mitigation Assessment Method, and the applicant agreed to provide mitigation for the additional shading with a payment of \$310.50 to the Conservation Trust Fund (CTF).

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September 10, 2019 - Consent Item

Environmental Protection Commission Recommendation for Requests for Waiver and Variance for the Jeff and Amanda Felbab Dock Construction Permit BD-19-05-045

Notifications of the applications for waiver and variance were sent to all shoreline owners within 300 feet of the subject property on May 22, 2019. No objections were received.

During the July 31, 2019 Environmental Protection Commission (EPC) public hearing, the EPC voted to:

- Uphold the recommendation of the Environmental Protection Officer and recommend approval of the request for waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size) with the condition that the applicants pay \$310.50 to the CTF as mitigation to offset the additional shading from the larger terminal platform.
- Uphold the recommendation of the Environmental Protection Officer and recommend approval of the request for variance to Section 15-343(a) (side setback).

ACTION REQUESTED: **Acceptance of recommendation of the Environmental Protection Commission to approve the request for waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size) with the condition that the applicant pay \$310.50 to the Conservation Trust Fund and approve the request for a variance to Section 15-343(a) (side setback) for the Jeff and Amanda Felbab Dock Construction Permit BD-19-05-045. District 1**

JWW/DJ: mg

Attachments



ENVIRONMENTAL PROTECTION DIVISION
David D. Jones, P.E., CEP, Manager
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 Orlando, FL 32803
 407-836-1400 • Fax 407-836-1499
 www.ocfl.net

ENVIRONMENTAL
 PROTECTION
 COMMISSION

**ORANGE COUNTY
 ENVIRONMENTAL PROTECTION COMMISSION**
 July 31, 2019

Johnathan Huels
Chairman

Mark Ausley
Vice Chairman

Oscar Anderson

Perry Barnas

Florman Blackburn

Mark Corbett

Theodore Geltz

PROJECT NAME: Jeff & Amanda Felbab
PERMIT APPLICATION NUMBER: BD-19-05-045
LOCATION/ADDRESS/LAKE: 14204 Bridgewater Crossings Boulevard

RECOMMENDATION:

PURSUANT TO ORANGE COUNTY CODE, CHAPTER 15, ARTICLE IX, SECTION 15-350(b), APPROVE THE REQUEST FOR WAIVER TO SECTION 15-342(b) (TERMINAL PLATFORM SIZE) AND APPROVE THE REQUEST FOR VARIANCE TO SECTION 15-343(a) (SIDE SETBACK) FOR THE JEFF & AMANDA FELBAB DOCK CONSTRUCTION PERMIT BD-19-05-045.

EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

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

Signature of EPC Chairman: *Johnathan Huels*
 EPC Recommendation Date: 7/31/19

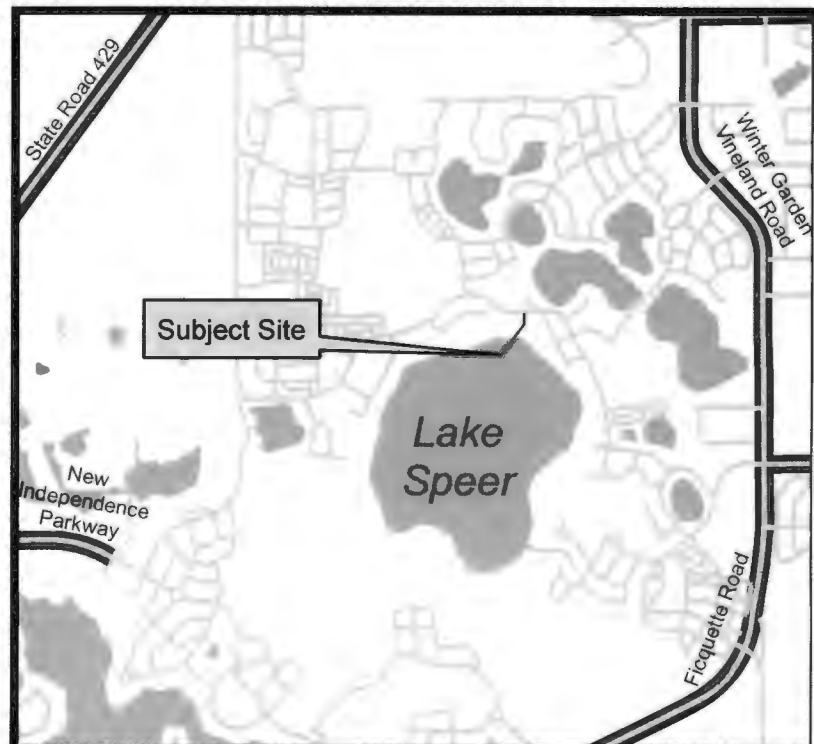
Dock Construction Application for Variance and Waiver



**Dock Construction Application
for Waiver and Variance
BD-19-05-045
District #1**

Applicant: Jeff & Amanda Felbab
Address: 14204 Bridgewater
Crossings Blvd.
Parcel ID: 15-23-27-1540-00-940

Project Site 
Property Location 



LOT 94
EDEN'S HAMMOCK

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82 ON PAGES 134 THROUGH 143 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BRIDGEWATER CROSSINGS BOULEVARD

RECEIVED
 MAY 20 2019
 BY: *NS*

FELBAB SITE PLAN
 14204 BRIDGEWATER CROSSINGS BLVD
 WINDERMERE, FL 34786

Drawn by: Sheila Cichra
 03/06/19

BUILDING SETBACKS (SINGLE FAMILY)
 FRONT=15' PRIMARY UNIT
 10' PORCH
 SIDE=5'
 REAR=20' (FRONT LOAD)
 25' (ALLEY LOTS)
 50' FROM NORMAL HIGH WATER LINE
 CORNER=15'

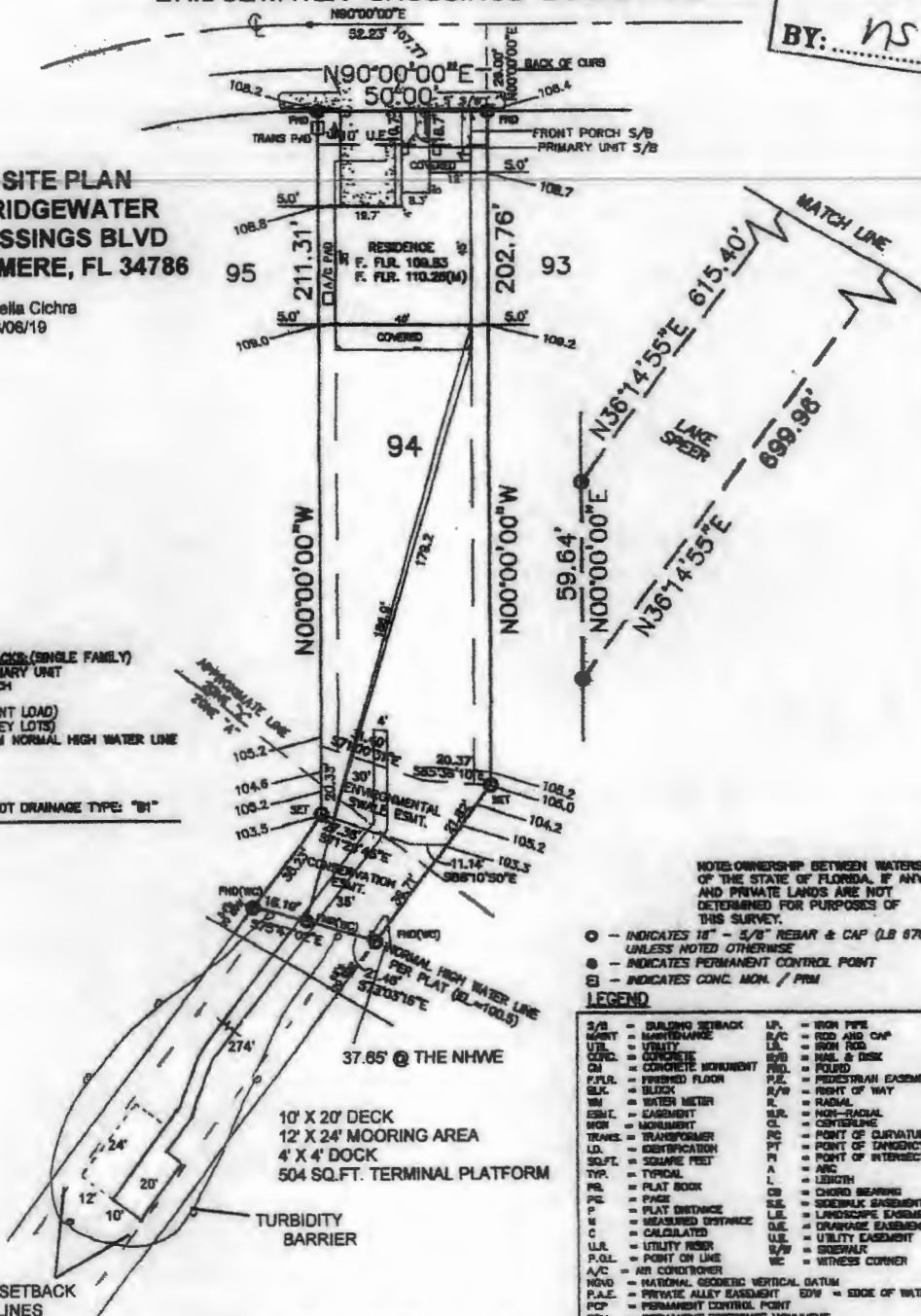
NOTES: LOT DRAINAGE TYPE: "B1"

NOTE: OWNERSHIP BETWEEN WATERS OF THE STATE OF FLORIDA, IF ANY, AND PRIVATE LANDS ARE NOT DETERMINED FOR PURPOSES OF THIS SURVEY.

- - INDICATES 1/2" - 5/8" REBAR & CAP (LB 8787) UNLESS NOTED OTHERWISE
- - INDICATES PERMANENT CONTROL POINT
- ⊖ - INDICATES CONC. MON. / PRM

LEGEND

S/B	= BUILDING SETBACK	UP	= IRON PIPE
MNTY	= MAINTENANCE	R/C	= ROD AND CAP
UTL	= UTILITY	LA	= LOW TIDE
CONC.	= CONCRETE	M/S	= MAIL & DISK
CM	= CONCRETE MONUMENT	POB	= POBOLD
P.F.L.	= FINISHED FLOOR	P.E.	= PIECEWISE EASEMENT
BLK	= BLOCK	R/W	= RIGHT OF WAY
WM	= WATER METER	R	= RADIAL
MST	= MOUND	NR	= NON-RADIAL
TRNS.	= TRANSFORMER	CL	= CENTERLINE
LD	= IDENTIFICATION	PC	= POINT OF CURVATURE
SQ.F.	= SQUARE FEET	PT	= POINT OF INTERSECT
TYP.	= TYPICAL	PI	= POINT OF INTERSECTION
PL	= PLAT BOOK	A	= ANGLE
PC	= PAGE	L	= LENGTH
P	= PLAT DISTANCE	CB	= CHORD BEARING
M	= MEASURED DISTANCE	SE	= SEWER/EASEMENT
C	= CALCULATED	L.E.	= LANDSCAPE EASEMENT
U	= UTILITY	O.E.	= ORANGE EASEMENT
P.O.L.	= POINT ON LINE	U.E.	= UTILITY EASEMENT
A/C	= AIR CONDITIONER	S/P	= SUPERIOR
NVD	= NATIONAL GEODESIC VERTICAL DATUM	WC	= WITNESS CORNER
P.A.E.	= PRIVATE ALLEY EASEMENT		
PCP	= PERMANENT CONTROL POINT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCC	= POINT OF COMPOUND CURVATURE		
CATV	= UNDERGROUND CABLE RISER		



REVISED CERTIFICATIONS: 8-27-2007

I CERTIFY THAT THIS MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFIED FOR: ASSOCIATED LAND SURVEYING & MAPPING, INC.

XXXXXXXXXX

DAVID N. McDERMOTT, CERTIFICATE No. 4778
 JACK D. REED JR., CERTIFICATE No. 5737
 FLORIDA REGISTERED SURVEYOR AND MAPPER

PREPARED FOR
Ryland Homes

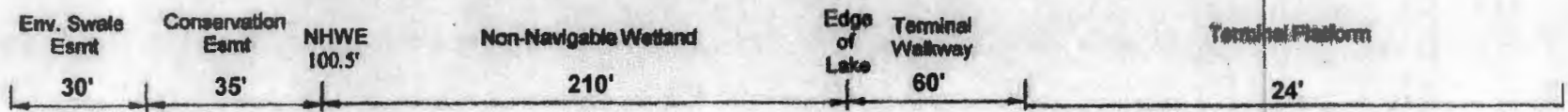
PREPARED BY
Associated Land Surveying & Mapping, Inc.

101 WYMORE ROAD, SUITE 110
 ALTAMONTE SPRINGS, FLORIDA 32714
 PHONE: (407) 869-5002-FAX: (407) 869-8393
 Certificate of Authorization Number: LB 6767 EMAIL: alsm@alam.net

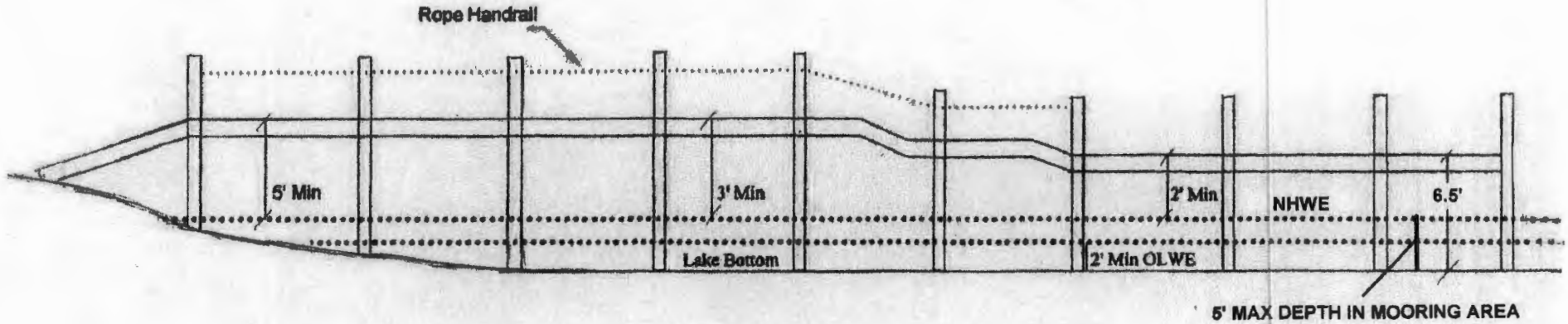
BOUNDARY SURVEY	4-16-2007
FORWARD LOCATION	4-25-2007
FOUNDATION	5-15-2007
FINAL BOUNDARY SURVEY	8-13-2007
SCALE: 1" = 40'	JOB NO. 05035

RECEIVED
MAY 22 2019
BY: *NS*

Boat Dock Elevation
FELBAB RESIDENCE - 14204 BRIDGEWATER CROSSINGS BLVD, WINDERMERE



NHWE



6' 4'

RECEIVED
MAY 20 2019
BY: ns

20'

10' X 20' DECK
(NO ROOF)

12' X 24'
UNCOVERED
MOORING
AREA

274'

LAKE
SPEER

NHWE

35'

30'

FELBAB PLAN VIEW
14204 BRIDGEWATER
CROSSINGS BLVD
WINDERMERE, FL 34786