

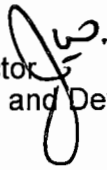



Interoffice Memorandum

AGENDA ITEM

June 17, 2021

TO: Mayor Jerry L. Demings
-AND-
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: July 27, 2021 — Consent Item
Environmental Protection Commission Recommendation for
Request for Waiver and Variance for Christopher and Amber
Reeves Dock Construction Permit BD-21-02-019

The applicants, Christopher and Amber Reeves, are requesting a dock construction permit with a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size) and a variance to Section 15-342(e) (roof height). The project site is located at 1614 Lakeside Drive, Orlando, FL 32803 (Parcel ID number 18-22-30-5596-01-170). The subject property is on Lake Rowena in District 5.

On February 7, 2021, the Environmental Protection Division (EPD) received an Application to Construct a Dock for the subject property. Included with the application was an Application for Waiver to increase the terminal platform size from the maximum of 955 square feet allowed by Code to 1,116 square feet. Also included was an Application for Variance to increase the roof height from the maximum of 12 feet allowed by Code to 14 feet.

Waiver Request

For the terminal platform size waiver, pursuant to Section 15-350(a)(2), "the applicant shall describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners."

To address Section 15-350(a)(2)(1), the applicants' agent states, "*The additional terminal platform square footage will be located over open water, so there will not be any impact to aquatic resources. The proposed terminal platform is only 160 square feet over the allowed limit. The proposed proximity to the projected property boundary causes no additional impact – negative or positive – to the environment.*"

To address Section 15-350(a)(2)(2), the applicants' agent states, "*The proposed structure will not adversely affect the adjacent property owner's view or navigability.*"

The applicant has agreed to make a mitigation payment of \$725 to the Conservation Trust Fund (CTF) to offset the additional shading impacts to Lake Rowena associated with the larger terminal platform size should the waiver request be approved.

Variance Request

For the roof height variance, Section 15-350(a)(1) *Variances* states, in part, “A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.”

Pursuant to Section 15-350(a)(1), “the applicant shall also describe (1) how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant-the hardship cannot be self-imposed; and (2) the effect of the proposed variance on abutting shoreline owners.”

To address Section 15-350(a)(1)(1), the applicants’ agent states, “*The boathouse is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. This property owner is very tall, so that would have created an uncomfortable space.*”

To address Section 15-350(a)(1)(2), the applicants’ agent states, “*The additional height will not adversely affect the adjacent property owner’s views, because the lot is elevated quite far above the lake level. The difference is barely noticeable.*”

Public Noticing and Objection Received

On March 22, 2021, Notices of Application for Waiver and Variance were sent to all shoreline property owners within a 300-foot radius of the property. On April 16, 2021, EPD received a letter of objection from Yvonne Rausch who resides at 1700 Lakeside Drive. The objection states “*I oppose the construction of a dock with a terminal platform with a size of 1,116 square feet and the construction of a dock with a roof height of 14 feet.*”

EPD Staff Evaluation

Staff evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) was to deny the waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicant had not demonstrated that there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as an objection had been received.

Additionally, the recommendation of the EPO was to deny the request for variance to Section 15-342(e) (roof height) based on a finding that the applicant had not demonstrated that there will be no adverse effects from the proposed variance on abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as an objection had been received.

Environmental Protection Commission Public Hearing

EPD presented the waiver and variance requests in a public hearing before the Environmental Protection Commission (EPC) at their May 26, 2021 meeting. Vice Chairman Oscar Anderson asked if the dock shown in the aerial images is still existing onsite; the applicants’ agent, Ms. Sheila Cichra, stated that it has been removed. Chairman Ausley asked Ms. Cichra if she had anything else to add; she replied that the terminal platform is only over-sized due to the inclusion of kayak lifts, there are longer and just as large docks in the area, the slope of the property is so extreme that the extra roof height will not be noticeable, a double-wide boathouse such as this cannot be constructed without

extra pitch to the roof, and that EPD is only recommending denial of the variance due to a neighbor objection while the roof height will not actually have an environmental impact.

Chairman Ausley asked if the kayak racks will be enclosed and if the three foot by eight foot “step down” area on the site plan was included in the terminal platform size, to which Ms. Cichra responded yes. Vice Chairman Anderson stated that he cannot see any other double boat slip docks on the lake and asked why the applicants are proposing one. Ms. Cichra responded that the previous dock was not large enough to accommodate the applicants’ two boats. Chairman Ausley asked if only a small portion of the roof is proposed to exceed the maximum height requirement, and the agent confirmed that was the case. EPC Board Member Elaine Imbruglia asked for the size and condition of the previous dock that was onsite. The agent stated again that it was too small (roughly 800 square feet) to accommodate both of the applicants’ boats. The applicant, Christopher Reeves, stated that the previous dock required renovations. Ms. Liz Johnson from EPD confirmed that the objector was not present at the hearing. Chairman Ausley closed the public hearing; he stated he has no issue with the requests and that the mitigation offered is sufficient to offset shading impacts for the larger terminal platform size. EPC Board Member Billy Butterfield pointed out that they did receive an objection and he understands how the extra roof height may be an issue to neighbors.

Based upon evidence and testimony presented at the hearing, the EPC voted to overturn the findings and recommendation of the EPO by a vote of three to two, and recommended approval of the variance to Section 15-342(e) (roof height) and approval of the request for waiver to Section 15-342(b) (terminal platform size) with a mitigation payment of \$725 to the CTF.

ACTION REQUESTED: **Acceptance of the findings and recommendation of the Environmental Protection Commission and approval of the request for variance to Section 15-342(e) (roof height) and request for waiver to Section 15-342(b) (terminal platform size) with a mitigation payment of \$725 to the Conservation Trust Fund for the Christopher and Amber Reeves Dock Construction Permit BD-21-02-019. District 5**

JVW/DDJ: dj
Attachments

Dock Construction Application for Waiver and Variance



Dock Construction Application for Waiver and Variance

District 5

Permit No.: BD-21-02-019

Applicants: Christopher and Amber
Reeves

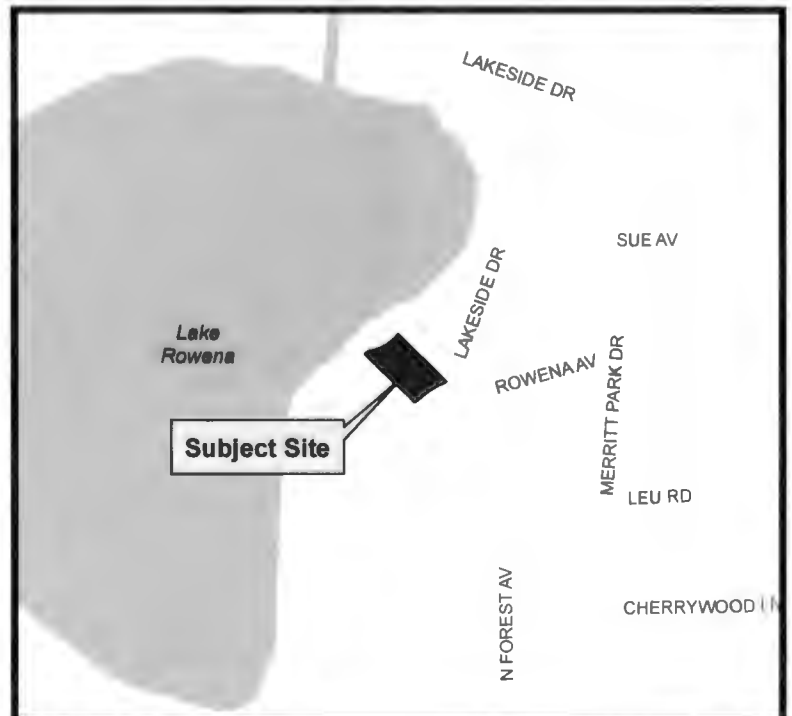
Address: 1614 Lakeside Drive

Parcel ID: 18-22-30-5596-01-170

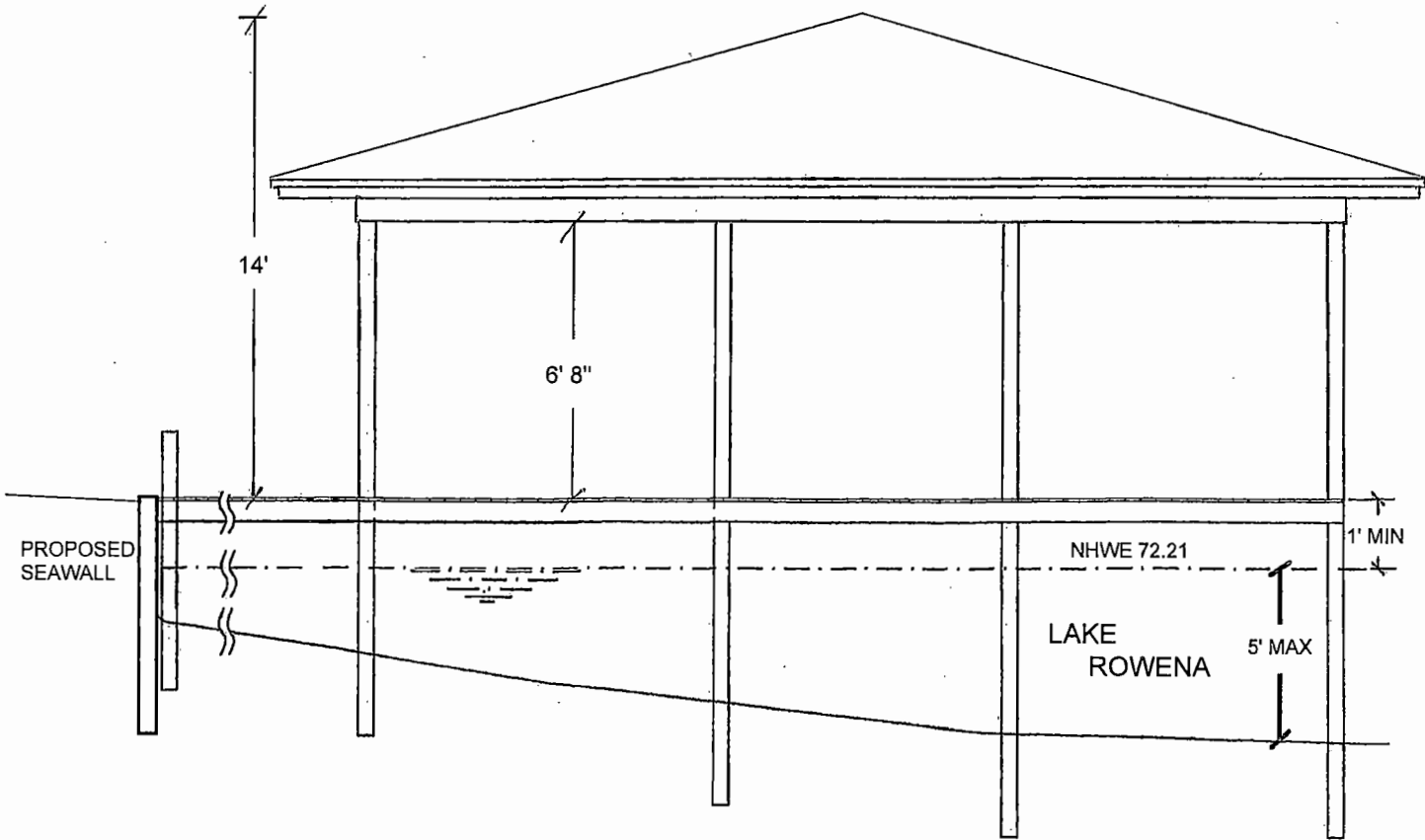
Project Site:



Property Location:



REEVES ELEVATION
1614 LAKESIDE DRIVE
ORLANDO, FL 32803





APPLICATION TO CONSTRUCT A BOAT DOCK
APPLICATION FOR WAIVER

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2))

Mail or Deliver To: Orange County Environmental Protection Division
800 Mercy Drive, Suite 4
Orlando, Florida 32808
(407) 836-1400, Fax (407) 836-1499

I Sheila Cichra on behalf of Chris Reeves (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(2) am requesting a waiver to section (choose and circle from the following: 15-342(b), 15-343(b), 15-344(a) and 15-345(a)) of the Orange County Dock Construction Ordinance.

1. Describe how this waiver would not negatively impact the environment:

The additional terminal platform square footage will be located over open water, so there will not be any impact to aquatic resources. The proposed terminal platform is only 160 square feet over the allowed limit. The proposed proximity to the projected property boundary causes no additional impact - negative or positive - to the environment.

2. Describe the effect of the proposed waiver on abutting shoreline owners:

The proposed structure will not adversely affect the adjacent property owner's view or navigability. A LONO from the adjacent property owner is attached.

The environmental protection officer and the board may require of the applicant information necessary to carry out the purposes of this article.

By signing and submitting this application form, I am applying for a waiver to the Section indicated of the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra
Signature of Applicant/Agent [Signature] Date: 02/06/2021
Corporate Title (if applicable): President, Streamline Permitting, Inc.





APPLICATION TO CONSTRUCT A DOCK APPLICATION FOR VARIANCE

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(1))

Mail or Deliver To: Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
(407) 836-1400, Fax (407) 836-1499

Enclose a check for \$409.00 payable to The Board of County Commissioners

I Sheila Cichra on behalf of Chris Reeves (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15 - 342 (e) of the Orange County Dock Construction Ordinance.

1. Describe how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant (the hardship cannot be self-imposed):

The boathouse roof is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. This property owner is very tall, so that would have created an uncomfortable space.

2. Describe the effect of the proposed variance on abutting shoreline owners:

The additional height will not adversely affect the adjacent property owner's views, because the lot is elevated quite far above the lake level. The difference is barely noticeable.

Notice to the Applicant:

The environmental protection officer, environmental protection commission and the Board of County Commissioners may require additional information necessary to carry out the purposes of this article.

A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.

By signing and submitting this application form, I am applying for a variance to the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra
Signature of Applicant/Agent [Handwritten Signature] Date: 02/06/2021
Corporate Title (if applicable): President, Streamline Permitting, Inc.



YVONNE M. RAUSCH, D.M.D.

General, Restorative and Cosmetic Dentistry

April 15, 2021

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803

OCEPD APR162021PM1:11

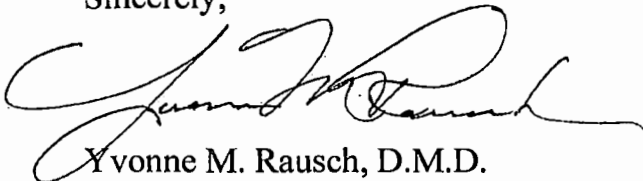
Attention: To Whom It May Concern

I received the notice of application for variance/waiver for project #BD-21-02-019 for Christopher L. Reeves, parcel IS: 18-22-30-5596-01-170; location 1614 Lakeside Drive, Orlando, FL 32803.

I oppose the construction of a dock with a terminal platform with a size of 1,116 square feet and the construction of a dock with a roof height of 14 feet.

My residence is at 1700 Lakeside Drive, Orlando, FL 32803.

Sincerely,



Yvonne M. Rausch, D.M.D.

YMR/pd



Notice of Application for Variance/Waiver

Commission District #5
Emily Bonilla, Commissioner

Project Manager:
Taina Torres
Email: Taina.Torres@ocfl.net
Phone #: 407-836-1438

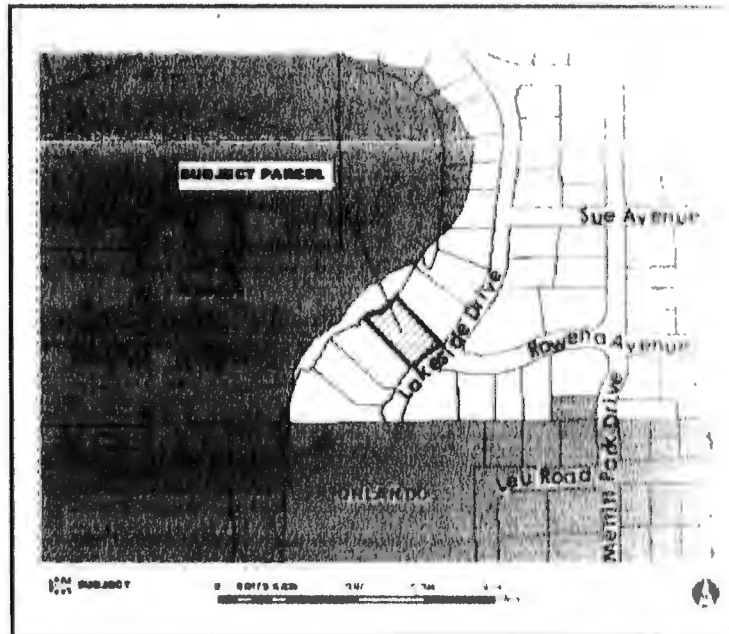
Planning, Environmental & Development Services / EPD

Environmental Protection Division:
(407) 836-1400

Project Information

Project Number: BD-21-02-019
Project Name: Reeves - 1614 Lakeside Drive
Applicant: Reeves Christopher L
Parcel ID: 18-22-30-5596-01-170
Location: 1614 Lakeside Dr, Orlando FL 32803
Lake Name: Rowena

Subject Property Location Map



Request

The applicant, Christopher Reeves, is requesting a boat dock construction permit with a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342 (b) (terminal platform size) in order to authorize the construction of a dock with a terminal platform size of 1,116 square feet. Per Orange County Code, the maximum allowed terminal platform size for this lot is 955 square feet.

The Applicant is also requesting a variance to Chapter 15, Article IX, Section 15-342(e) (roof height) in order to authorize the construction of a dock with a roof height of 14 feet. Per Orange County Code, docks shall have a maximum roof height of 12 feet.

OCEPD APR162021PM1:12

The plans can be viewed here:

https://fasttrack.ocfl.net/OnlineServices/Permit_Environmental.aspx or by contacting the project manager

Any objections must be in writing and must be received the Orange County Environmental Protection Division located at 3165 McCrory Place, Suite 200, Orlando, Florida 32803, within 35 days of receipt of this notice. If you have any questions regarding the public hearing, contact me at (407) 836-1400.

Citizens may access real-time development data, board meeting details, project locations and view new construction projects within Orange County in the palm of your hand through:

OCFL ATLAS (www.OCFL.net/atlas)
(Downloadable on Google Play and iTunes)

Android

Apple





Interoffice Memorandum

May 13, 2021

To: Environmental Protection Commission

From: David D. Jones, P.E., CEP, Manager
Environmental Protection Division

Subject: Christopher and Amber Reeves Request for Waiver and Variance for Dock Construction Permit BD-21-02-019

Reason for Public Hearing

The applicants, Christopher and Amber Reeves, are requesting a dock construction permit with a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size) and a variance to Section 15-342(e) (roof height).

Location of Property/Legal Description

The project site is located at 1614 Lakeside Drive, Orlando, FL 32803. The Parcel ID number is 18-22-30-5596-01-170. The subject property is on Lake Rowena in District 5.

Background

On February 7, 2021, the Environmental Protection Division (EPD) received an Application to Construct a Dock for the subject property. Included with the application was an Application for Waiver to increase the terminal platform size to a size greater than allowed by Code, an Application for Variance to increase the roof height above the maximum height allowed by Code, and an Application for Waiver to Section 15-343(b) to reduce the minimum required side setback distance from the northeastern projected property line.

Public Notifications

On March 22, 2021, Notices of Application for Waiver and Variance were sent to all shoreline property owners within a 300-foot radius of the property. The applicants, agent, and objector were sent notices on May 12, 2021 to inform them of the Environmental Protection Commission meeting on May 26, 2021.

Side Setback Waiver

Chapter 15, Article IX, Section 15-343(b) of the Code states, "On lots or parcels having a shoreline frontage of seventy-five (75) feet or greater, docks shall have a minimum side setback of twenty-five (25) feet from the projected property line, unless such requirement is reduced by an appropriate waiver...Waivers from side-setback requirements may be granted by the environmental protection officer if a notarized letter of no objection to the waiver is received from the shoreline property owner abutting the applicant's property line affected by the waiver."

The applicants are requesting a waiver to Section 15-343(b) to reduce the side setback distance from the northeastern projected property line from 25 feet to 10 feet. On February 7, 2021, EPD received a Letter of No Objection (LONO) from the affected property owner, Richard Bates, who resides at 1630 Lakeside Drive. As a LONO from the affected neighbor has been provided, pursuant to 15-343(b), the EPO may approve the waiver to reduce the side setback from 25 feet to 10 feet and no action is required by EPC on this item.

Terminal Platform Size Waiver

Chapter 15, Article IX, Section 15-342(b) of the Code states, “The maximum square footage of the terminal platform shall not exceed the square footage of ten times the linear shoreline frontage for the first seventy-five (75) feet of shoreline and five times the linear shoreline frontage for each foot in excess of seventy-five (75) feet, not to exceed a maximum of one thousand (1,000) square feet.”

The applicant has a shoreline that measures 116 feet at the Normal High Water Elevation (NHWE), which allows for a maximum terminal platform size of 955 square feet. The applicant is requesting a terminal platform size of 1,116 square feet (161 square feet over what is allowed).

Pursuant to Section 15-350(a)(2), “the applicant shall describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners.”

To address Section 15-350(a)(2)(1), the applicants’ agent, Sheila Cichra with Streamline Permitting, Inc. states, “*The additional terminal platform square footage will be located over open water, so there will not be any impact to aquatic resources. The proposed terminal platform is only 160 square feet over the allowed limit. The proposed proximity to the projected property boundary causes no additional impact – negative or positive – to the environment.*”

To address Section 15-350(a)(2)(2), the applicants’ agent states, “*The proposed structure will not adversely affect the adjacent property owner’s view or navigability.*”

The applicant has agreed to make a mitigation payment of \$725 to the Conservation Trust Fund (CTF) to offset the additional shading impacts to Lake Rowena associated with the larger terminal platform size should the waiver request be approved.

Roof Height Variance

Chapter 15, Article IX, Section 15-342(e) of the Code states, “The maximum roof height shall be no higher than twelve (12) feet above the floor elevation.” The applicants are requesting a roof height of 14 feet above the floor elevation of the dock.

Section 15-350(a)(1) *Variances* states, in part, “A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.”

Pursuant to Section 15-350(a)(1), “the applicant shall also describe (1) how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant-the hardship cannot be self-imposed; and (2) the effect of the proposed variance on abutting shoreline owners.”

To address Section 15-350(a)(1)(1), the applicants’ agent states, “*The boathouse is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. This property owner is very tall, so that would have created an uncomfortable space.*”

To address Section 15-350(a)(1)(2), the applicants’ agent states, “*The additional height will not adversely affect the adjacent property owner’s views, because the lot is elevated quite far above the lake level. The difference is barely noticeable.*”

Objections

On April 16, 2021, EPD received a letter of objection from Yvonne Rausch who resides at 1700 Lakeside Drive. The objection states *"I oppose the construction of a dock with a terminal platform with a size of 1,116 square feet and the construction of a dock with a roof height of 14 feet."*

Enforcement Action

There is no current enforcement action for this property.

Staff Recommendation

Staff has evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) is to deny the waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicant has not demonstrated that there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as an objection has been received.

Additionally, the recommendation of the EPO is to deny the request for variance to Section 15-342(e) (roof height) based on a finding that the applicant has not demonstrated that there will be no adverse effects from the proposed variance on abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as an objection has been received.

ACTION REQUESTED: **Accept the findings and recommendations of the Environmental Protection Officer, and make a finding that the waiver and variance requests are inconsistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a) and recommend denial of the request for waiver to Section 15-342(b) (terminal platform size) and recommend denial of the request for variance to Section 15-342(e) (roof height) for the Christopher and Amber Reeves Dock Construction Permit BD-21-02-019. District 5**

TT/JR/NT/TMH/ERJ/DJ:

Attachments

Dock Construction Application for Waiver and Variance



Dock Construction Application for Waiver and Variance District 5

Permit No.: BD-21-02-019

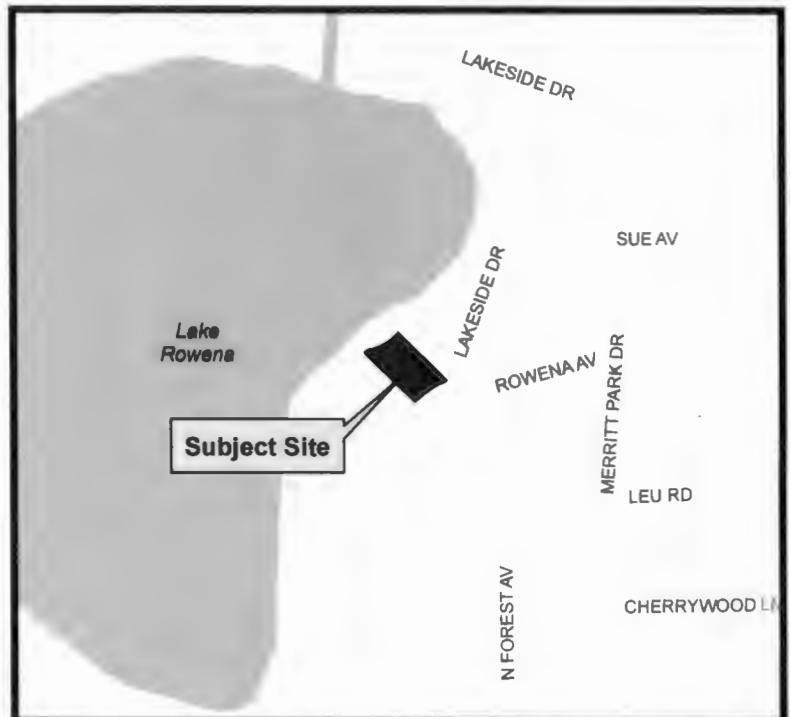
Applicants: Christopher and Amber Reeves

Address: 1614 Lakeside Drive

Parcel ID: 18-22-30-5596-01-170

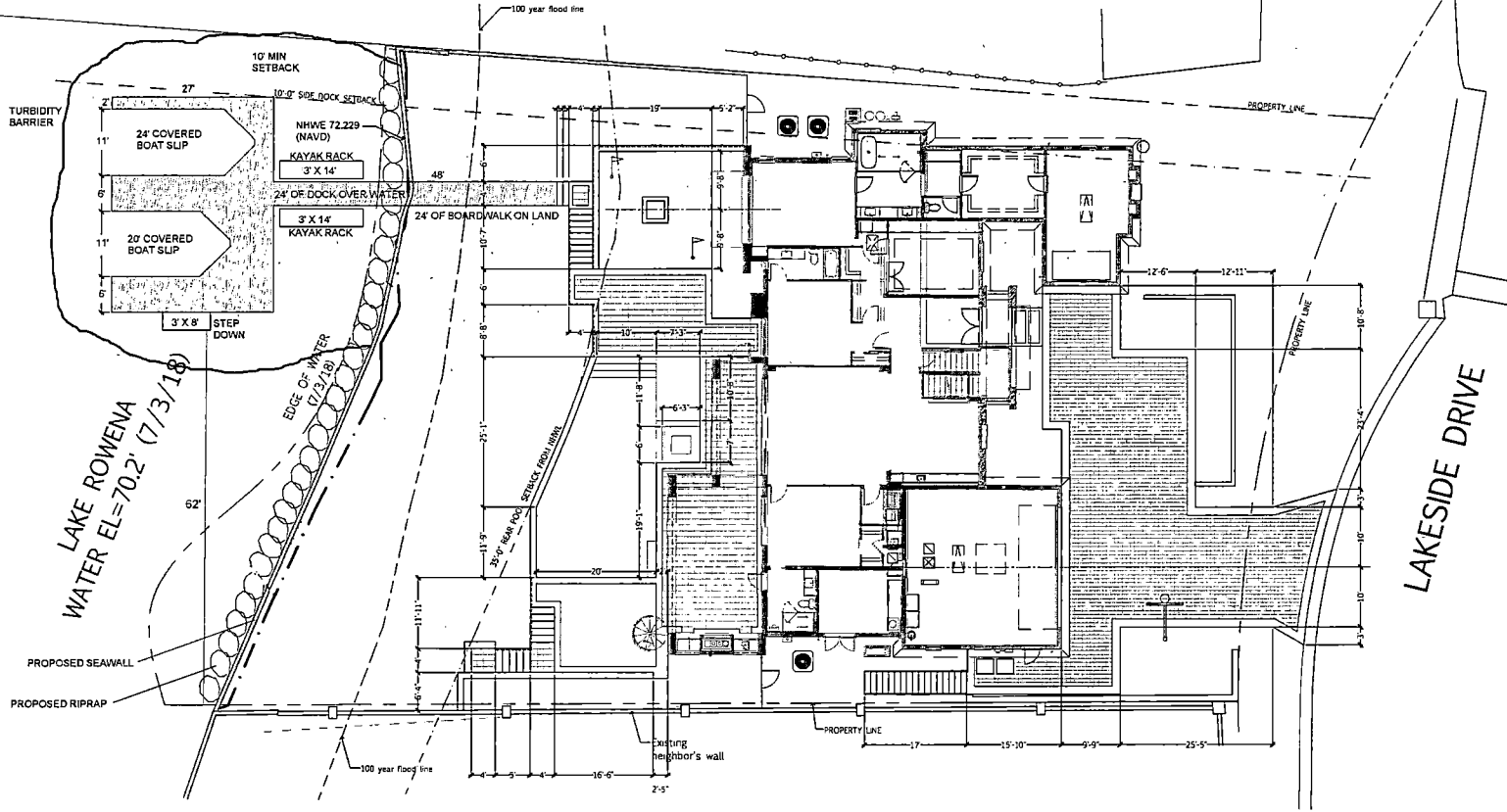
Project Site: 

Property Location: 



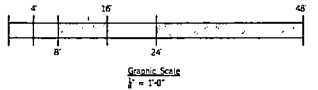
REEVES BOAT DOCK SITE PLAN
1614 LAKESIDE DRIVE
ORLANDO, FL 32803

SITE PLAN DRAWN BY:
SHEILA CICHRA
12/20/2020



LAKE ROWENA
 WATER EL=70.2 (7/3/18)

LAKESIDE DRIVE



CONCRETE SPECIFICATIONS:

- Contractor shall obtain all necessary building permits prior to construction.
- Contractor shall verify proposed layout in the field & make adjustments as needed to accommodate existing trees & other field conditions.
- Contractor shall verify proposed layout & adjust as necessary to accommodate existing trees & other field conditions.
- Contractor shall use type of wall that is necessary to accommodate grade changes to maintain the overall finished height.
- Soil Setbacks:**
 - The landscaping course shall be a well graded, clean washed, water sand of 100% passing a #30 sieve size & a maximum of 2% passing a #200 sieve size. This is commonly known as manufactured concrete sand, limestone screening or similar. Do not use mason sand.
 - The base course shall be compacted to grade & cross section w/ an approved tamper of 35 (lb) min.
 - The finished base course should be approved before the placement of the landscaping course.
 - Minimum 4" base course for arched areas, and minimum 8" base course for vertical areas.
 - The landscaped planting course shall be spread evenly over the area to be paved & then screeded to a level that will produce 1" (25mm) thickness when the paving stones have been placed. The final operation of paving stones shall be tightly together, clean, adjacent, gaps, joints & cover leaving no voids for any mortar setting that may occur with the base.
 - The paving stones shall be laid in such a manner that the desired pattern is maintained & the joints between the stones are as tight as possible. For maximum strength, it is recommended that joints between stones do not exceed 3/16" (5mm).
 - String lines should be used to hold all certain lines true.
- Concrete:**
 - All concrete shall have a minimum compressive strength of 3000psi @ 28days
 - All concrete shall have a "natural" tone unless otherwise noted.
 - Concrete finishing to meet 3000psi @ 28days.
- Block Set Finish:**
 - Common rock set to be applied to a "smooth" concrete surface prior to setting. The rock set shall be pressed into the concrete approximately one-half the depth of the set using a hand float.
 - Apply approximately 1/2" per 100sq ft to obtain a medium sized finish.
 - This shall not exceed 30" in diameter.
 - Soil shall have a minimum allowable bearing pressure of 2,000psi.
 - Rebar shall be Galvalume manufactured to ASTM standards.
 - Rebar shall be constructed using type "3" metal. All rebar is "natural" in color unless otherwise specified.
 - All rebar joints throughout path to be connected.

NOTES:
 These specifications are not complete w/o reference to plan &/or details. Please contact IDC for any missing information &/or if clarifications are needed.

POOL & SPA SPECIFICATIONS:

- Engineering & Permitting Fees for Pools & Spa are by Others
- 100' Stone Beams as Standard
- Pool Deck to be a Minimum of 1" Thick Granite Throughout as Standard
- Recessed (Standard Color) for Pool & Spa Interior Finish
- 6" Insulation The Above for 2200 per Square Foot for all Pools (Wetly Color w/ HDG)
- 2" x 4" Slat Edge Tie to Match Wetroom Tie for all Pools
- Electric Hookups to Equipment Area (Hookups to Equipment Area)
- Auto Overhaul & Tie to all Pools as Standard
- Absorbent Contractor Detail w/ Safe Harness as Standard (Include Pool/Spa Light Dimmer)
- Pool:**
 - (1) 1/2" Deepness Filter Pump
 - Hayward D.E. 40 (Fair for Equal)
 - Minimum of 40' (2x10/11) Deep LED Light
- Spa:**
 - (1) 1/2" Deepness Spa Pump
 - Minimum of 40' (2x10/11) Deep LED Light
 - Minimum of 40,000 BTU Heater
 - Minimum of 120' Wetroom Area
 - Minimum of 12' (2x10/11) Deep LED Light
 - Granite near Entry Color w/ HDG if applicable
- Decking:**
 - 1" Thick Cleaning/Collection System
 - Spa Heat Pump for Pool

NOTES:
 These specifications are not complete w/o reference to plan &/or details. Please contact IDC for any missing information &/or if clarifications are needed.

received
 3-14-2021 TT

REDMON DESIGN COMPANY, PA
 Landscape Architects



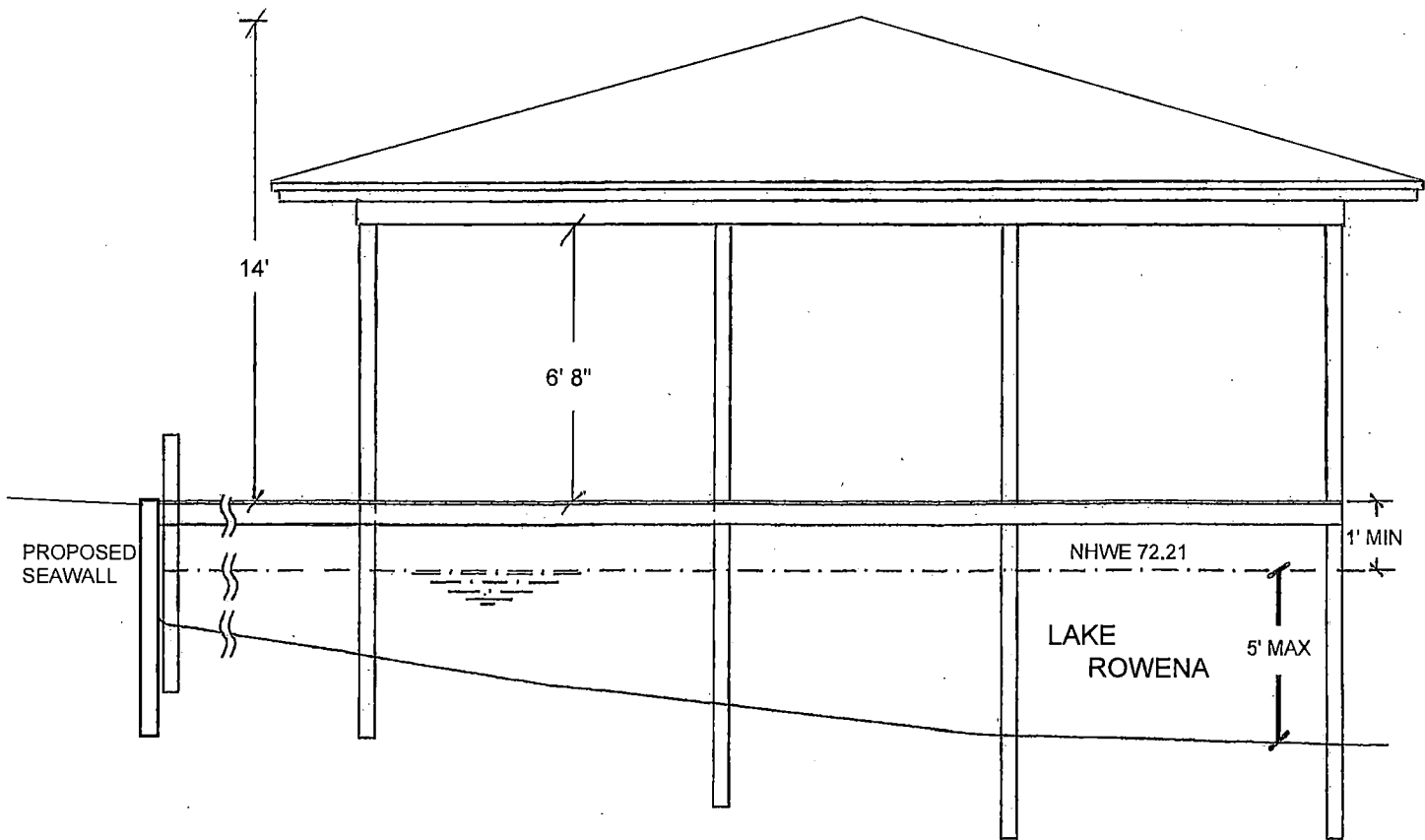
Revisions
 Date: 12/15/20 20
 By: [Signature]

The Reeves Residence
 Lakeside Drive, Orange County, FL

12/20/2020
 13:00
 1/8" = 1'-0"
 NSCAD
 S. Cichra
 Designed By
 S. Cichra
 Drawn By
 JCB

Sheet
LA-3
 of 3 Sheets

REEVES ELEVATION
1614 LAKESIDE DRIVE
ORLANDO, FL 32803





APPLICATION TO CONSTRUCT A BOAT DOCK
APPLICATION FOR WAIVER

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2))

Mail or Deliver To: Orange County Environmental Protection Division
800 Mercy Drive, Suite 4
Orlando, Florida 32808
(407) 836-1400, Fax (407) 836-1499

I Sheila Cichra on behalf of Chris Reeves (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(2) am requesting a waiver to section (choose and circle from the following: 15-342(b), 15-343(b), 15-344(a) and 15-345(a)) of the Orange County Dock Construction Ordinance.

1. Describe how this waiver would not negatively impact the environment:

The additional terminal platform square footage will be located over open water, so there will not be any impact to aquatic resources. The proposed terminal platform is only 160 square feet over the allowed limit. The proposed proximity to the projected property boundary causes no additional impact - negative or positive - to the environment.

2. Describe the effect of the proposed waiver on abutting shoreline owners:

The proposed structure will not adversely affect the adjacent property owner's view or navigability. A LONO from the adjacent property owner is attached.

The environmental protection officer and the board may require of the applicant information necessary to carry out the purposes of this article.

By signing and submitting this application form, I am applying for a waiver to the Section indicated of the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra
Signature of Applicant/Agent [Signature] Date: 02/06/2021
Corporate Title (if applicable): President, Streamline Permitting, Inc.





APPLICATION TO CONSTRUCT A DOCK APPLICATION FOR VARIANCE

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(1))

Mail or Deliver To: Orange County Environmental Protection Division 3165 McCrory Place, Suite 200 Orlando, Florida 32803 (407) 836-1400, Fax (407) 836-1499

Enclose a check for \$409.00 payable to The Board of County Commissioners

I Sheila Cichra on behalf of Chris Reeves (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15 - 342 (e) of the Orange County Dock Construction Ordinance.

1. Describe how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant (the hardship cannot be self-imposed):

The boathouse roof is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. This property owner is very tall, so that would have created an uncomfortable space.

2. Describe the effect of the proposed variance on abutting shoreline owners:

The additional height will not adversely affect the adjacent property owner's views, because the lot is elevated quite far above the lake level. The difference is barely noticeable.

Notice to the Applicant:

The environmental protection officer, environmental protection commission and the Board of County Commissioners may require additional information necessary to carry out the purposes of this article.

A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.

By signing and submitting this application form, I am applying for a variance to the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra Signature of Applicant/Agent [Signature] Date: 02/06/2021 Corporate Title (if applicable): President, Streamline Permitting, Inc.



YVONNE M. RAUSCH, D.M.D.

General, Restorative and Cosmetic Dentistry

April 15, 2021

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803

OCEPD APR162021PM1:11

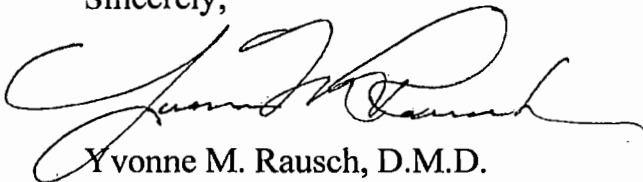
Attention: To Whom It May Concern

I received the notice of application for variance/waiver for project #BD-21-02-019 for Christopher L. Reeves, parcel IS: 18-22-30-5596-01-170; location 1614 Lakeside Drive, Orlando, FL 32803.

I oppose the construction of a dock with a terminal platform with a size of 1,116 square feet and the construction of a dock with a roof height of 14 feet.

My residence is at 1700 Lakeside Drive, Orlando, FL 32803.

Sincerely,



Yvonne M. Rausch, D.M.D.

YMR/pd



Notice of Application for Variance/Waiver

Commission District #5
Emily Bonilla, Commissioner

Project Manager:
Taina Torres
Email: Taina.Torres@ocfl.net
Phone #: 407-836-1438

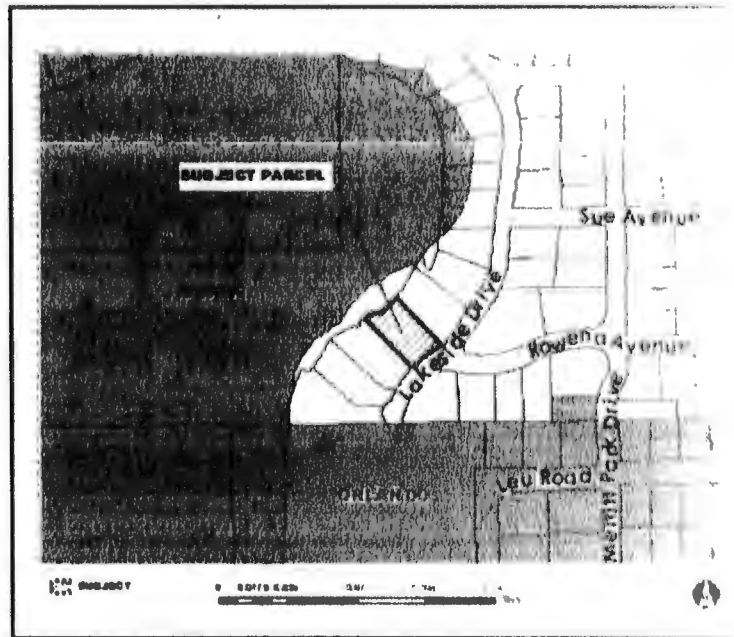
Planning, Environmental & Development Services / EPD

Environmental Protection Division:
(407) 836-1400

Subject Property Location Map

Project Information

Project Number: BD-21-02-019
Project Name: Reeves - 1614 Lakeside Drive
Applicant: Reeves Christopher L
Parcel ID: 18-22-30-5596-01-170
Location: 1614 Lakeside Dr, Orlando FL 32803
Lake Name: Rowena



Request

The applicant, Christopher Reeves, is requesting a boat dock construction permit with a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342 (b) (terminal platform size) in order to authorize the construction of a dock with a terminal platform size of 1,116 square feet. Per Orange County Code, the maximum allowed terminal platform size for this lot is 955 square feet.

The Applicant is also requesting a variance to Chapter 15, Article IX, Section 15-342(e) (roof height) in order to authorize the construction of a dock with a roof height of 14 feet. Per Orange County Code, docks shall have a maximum roof height of 12 feet.

OCEPD APR162021PM1:12

The plans can be viewed here:

https://fasttrack.ocfl.net/OnlineServices/Permit_Environmental.aspx or by contacting the project manager

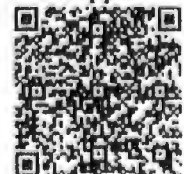
Any objections must be in writing and must be received the Orange County Environmental Protection Division located at 3165 McCrory Place, Suite 200, Orlando, Florida 32803, within 35 days of receipt of this notice. If you have any questions regarding the public hearing, contact me at (407) 836-1400.

Citizens may access real-time development data, board meeting details, project locations and view new construction projects within Orange County in the palm of your hand through:

OCFL ATLAS (www.OCFL.net/atlas)
(Downloadable on Google Play and iTunes)

Android

Apple





AFFECTED ADJACENT PROPERTY OWNER
NOTARIZED STATEMENT OF NO OBJECTION
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST

The following is to be completed by the affected adjacent property owner as required by Section 15-343, Orange County Code. Section 15-343(b) states: "On lots or parcels having a shoreline frontage of seventy-five (75) feet or greater, docks shall have a minimum side setback of twenty-five (25) feet from the projected property line, unless such requirement is reduced by an appropriate waiver which shall be reviewed by the environmental protection division. Waivers from side-setback requirements may be granted by the environmental protection officer if a notarized letter of no objection to the waiver is received from the shoreline property owner abutting the applicant's property line affected by the waiver."

I, RICHARD W BATES, a legal property owner of property located at 1630 Lakeside Drive,
(Adjacent Property Owner Name) (Address)

have reviewed the dock construction plans dated 12/20/20 for the property located at
1614 Lakeside Drive, and have no objections.

The dock construction plans include a side setback waiver request of 10' feet, in lieu of the
minimum 25 feet required by Code.

[Signature]
(Signature - Adjacent Affected Property Owner)

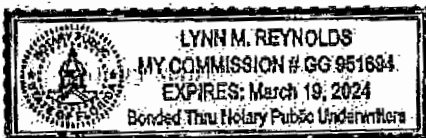
1/14/2021
(Date)

RICHARD W. BATES
(Print Name - Adjacent Affected Property Owner)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Richard W. Bates



[Signature]
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification

Type of Identification Produced









ENVIRONMENTAL PROTECTION DIVISION

David D. Jones, P.E., CEP, Manager

3165 McCrory Place, Suite 200

Orlando, FL 32803

407-836-1400 • Fax 407-836-1499

www.ocfl.net

ENVIRONMENTAL
PROTECTION
COMMISSION

**ORANGE COUNTY
ENVIRONMENTAL PROTECTION COMMISSION**

Mark Ausley
Chairman

PROJECT NAME: Reeves - 1614 Lakeside Drive

Oscar Anderson
Vice Chairman

PERMIT APPLICATION NUMBER: BD-21-02-019

Billy Butterfield

LOCATION/ADDRESS: 1614 Lakeside Drive, ORLANDO,

Mark Corbett

RECOMMENDATION:

Flormari Blackburn

EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

Elaine Imbruglia

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

Vacancy – Regulated
Business or Municipality

Upon a motion by Flormari Blackburn; with a second by Elaine Imbruglia, with Mark Ausley, Flormari Blackburn, and Elaine Imbruglia, voting AYE by voice vote, and Oscar Anderson, and Billy Butterfield voting NAY; EPC voted to overturn the recommendation 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) and recommends approval of the request for waiver to Section 15-342(b) (terminal platform size) with the payment of \$725 to the Conservation Trust Fund for the additional shading impacts and recommends approval of the request for variance to Section 15-342(e) (roof height) for the Christopher and Amber Reeves Dock Construction Permit BD-21-02-019. District 5. The motion passed 3 to 2.

Signature of EPC Chairman: _____

Mark Ausley

DATE EPC RECOMMENDATION RENDERED: _____

5-26-21