





Interoffice Memorandum

AGENDA ITEM

November 4, 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: December 14, 2021 — Consent Item
Environmental Protection Commission Recommendation for
Request for Waiver for Syed Lateef Dock Construction Permit
BD-21-06-087

The applicant, Syed Lateef, is requesting a dock construction permit with approval of a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size). The project is located at 9227 Point Cypress Drive, Orlando, FL 32836 on Lake Tibet Butler in District 1. The parcel ID No. is 33-23-28-1875-00-370.

On June 22, 2021, the Environmental Protection Division (EPD) received an Application to Construct a Dock on the subject property. On June 30, 2021, an Application for Waiver to Section 15-342(b) (terminal platform size) was subsequently received by EPD. The applicant is requesting to construct a boat dock with a terminal platform size of 1,055 square feet. The maximum allowed terminal platform size is 1,000 square feet for this property.

There is an existing dock on the property (previously permitted under Boat Dock Permit No. 08-009), with a terminal platform size of 976 square feet. The existing dock will be removed prior to construction of the new dock.

Waiver Request – Terminal Platform Size

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 1,000 square feet." The applicant has a shoreline that measures approximately 142 linear feet at the Normal High Water Elevation, allowing for a maximum terminal platform size of 1,000 square feet. The applicant is requesting to construct a dock with a terminal platform size of 1,055 square feet (55 square feet larger than 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 applicant's agent, Mr. Michael Caiazza, states, "The terminal platform is only 75 sq. ft more than the original dock."

To address Section 15-350(a)(2)(2), the applicant's agent states, "all dock/boathouses are all very large."

The additional shading impacts from the larger-than-allowed terminal platform were evaluated by EPD staff using the Uniform Mitigation Assessment Method. The applicant has agreed to provide mitigation for the additional shading with a payment of \$870 to the Conservation Trust Fund (CTF).

Public Noticing

On July 8, 2021, Notices of Application for Waiver letters were sent to all shoreline property owners within a 300-foot radius of the property. The applicant and agent were sent notices of the Environmental Protection Commission meeting held on October 27, 2021. No objections to the request have been received.

EPD Staff Evaluation/Recommendation

Staff has evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer is to approve the request for waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicant has demonstrated that there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as no objections 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 \$870 to the CTF.

Environmental Protection Commission Public Hearing

EPD presented the waiver request to the EPC at their October 27, 2021 public meeting. The EPC voted unanimously to approve the waiver request with a payment of \$870 to the Conservation Trust Fund to offset the negative effects to the environment due to shading impacts from the excess terminal platform size.

ACTION REQUESTED: Acceptance of the findings and recommendation of the Environmental Protection Commission and approval of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 1,000 square feet to 1,055 square feet with a mitigation payment of \$870 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners for the Syed Lateef Dock Construction Permit BD-21-06-087. District 1

JVW/DDJ: jk
Attachments

Dock Construction Application for Waiver



Dock Construction Application for Waiver

District # 1

Permit No.: BD-21-06-087

Applicant: Syed Lateef

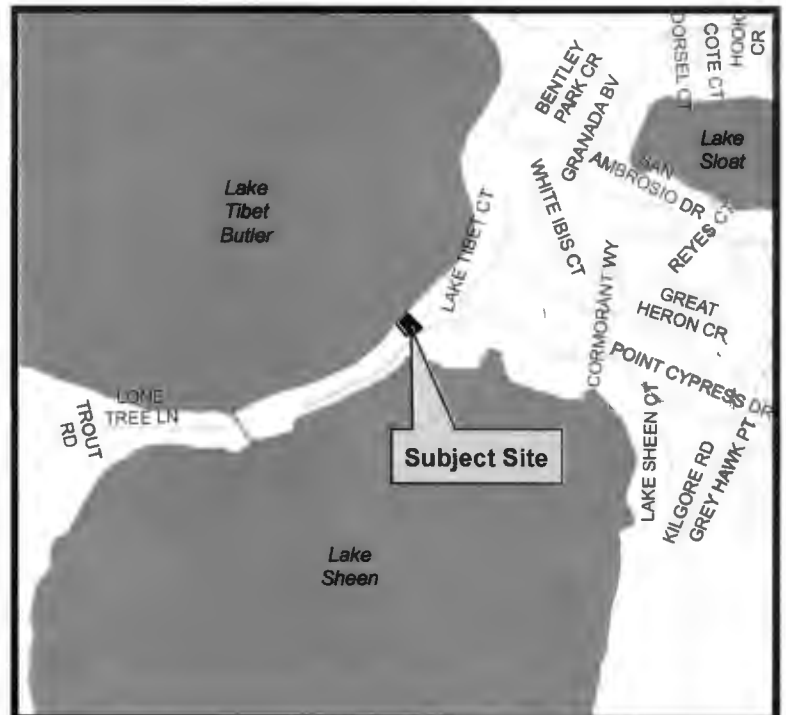
Address: 9227 Point Cypress Drive

Parcel ID: 33-23-28-1875-00-370

Project Site:



Property Location:

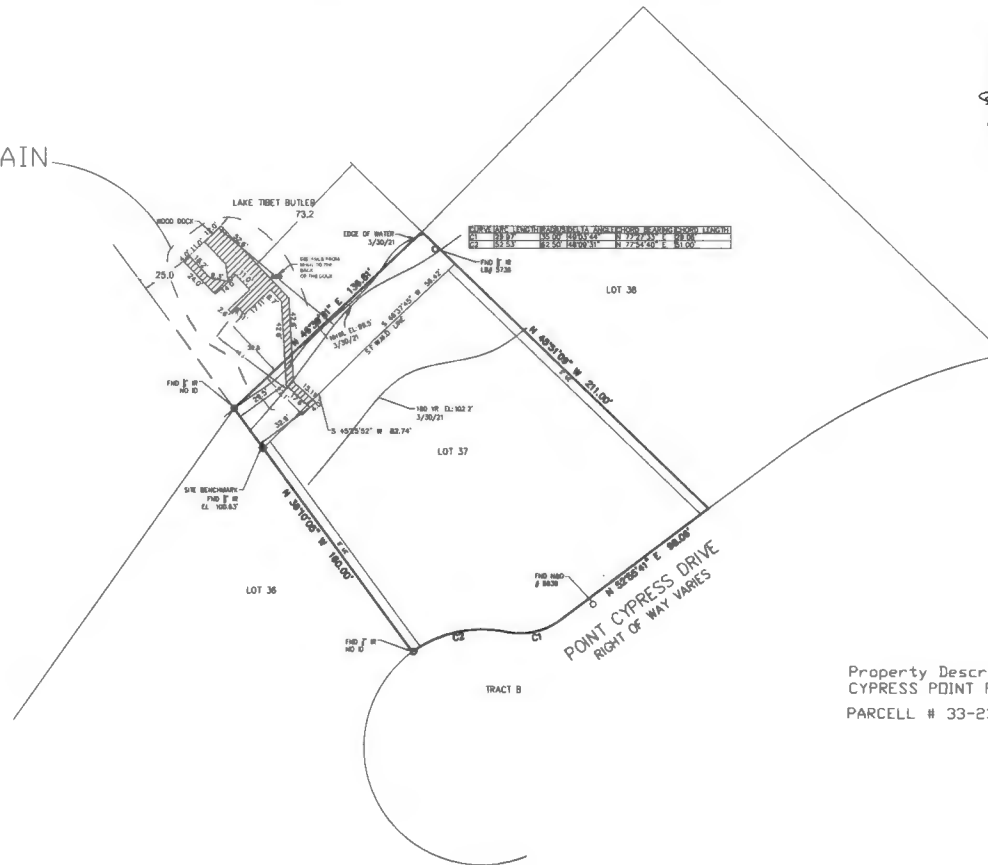


RECEIVED

June 22, 2021

BY: E.P.D.

TURBIDITY CURTAIN



Property Description
CYPRESS POINT PHASE 2 26/12 LOT 37
PARCELL # 33-23-28-1875-00-370

Site Plan
1"=30'-0"

TRUE
NORTH

TRUE
NORTH



P.D. DESIGN, INC.
235 S. WILSON AVENUE, SUITE 206
MAITLAND, FL 32751
Phone (407) 947-7549
EMAIL: TKP502005@AOL.COM

Pedro L. Medina, P.E.
Professional Engineer
FL P.E. # 73579
pedro@pdci.com

DETAILS DRAWN BY:
PEDRO MEDINA, P.E. #73579
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Specialty Marine

Khalid Syed Latif Boat House
9227 Point Cypress Dr.
Orlando FL 32836



Job No.	REVISION
PM001	
Drawn By:	
S. JAMESON	
Reviewed By:	
T.S. JAMESON	
Date:	
04-27-2021	
Scale:	
1" = 30'	

SITE PLAN

SP

THIS SITE PLAN IS NOT A SURVEY.
THIS SHEET IS FOR HOUSE PLACEMENT ONLY.
KLPDS IS NOT RESPONSIBLE FOR ANY CIVIL
INFORMATION OR SETBACK REQUIREMENTS.
CONTRACTOR TO VERIFY ALL SITE INFORMATION
WITH OTHERS PRIOR TO CONSTRUCTION.



KJP DESIGN SERVICES
285 S. WILLOW AVE., SUITE 700
MAITLAND, FL 32751
Phone (407) 947-7549
EMAIL: TKPSD2005@AOL.COM
Pedro L. Medina, P.E.
Professional Engineer
FL P.E. # 73579
pedro@prodcl.com

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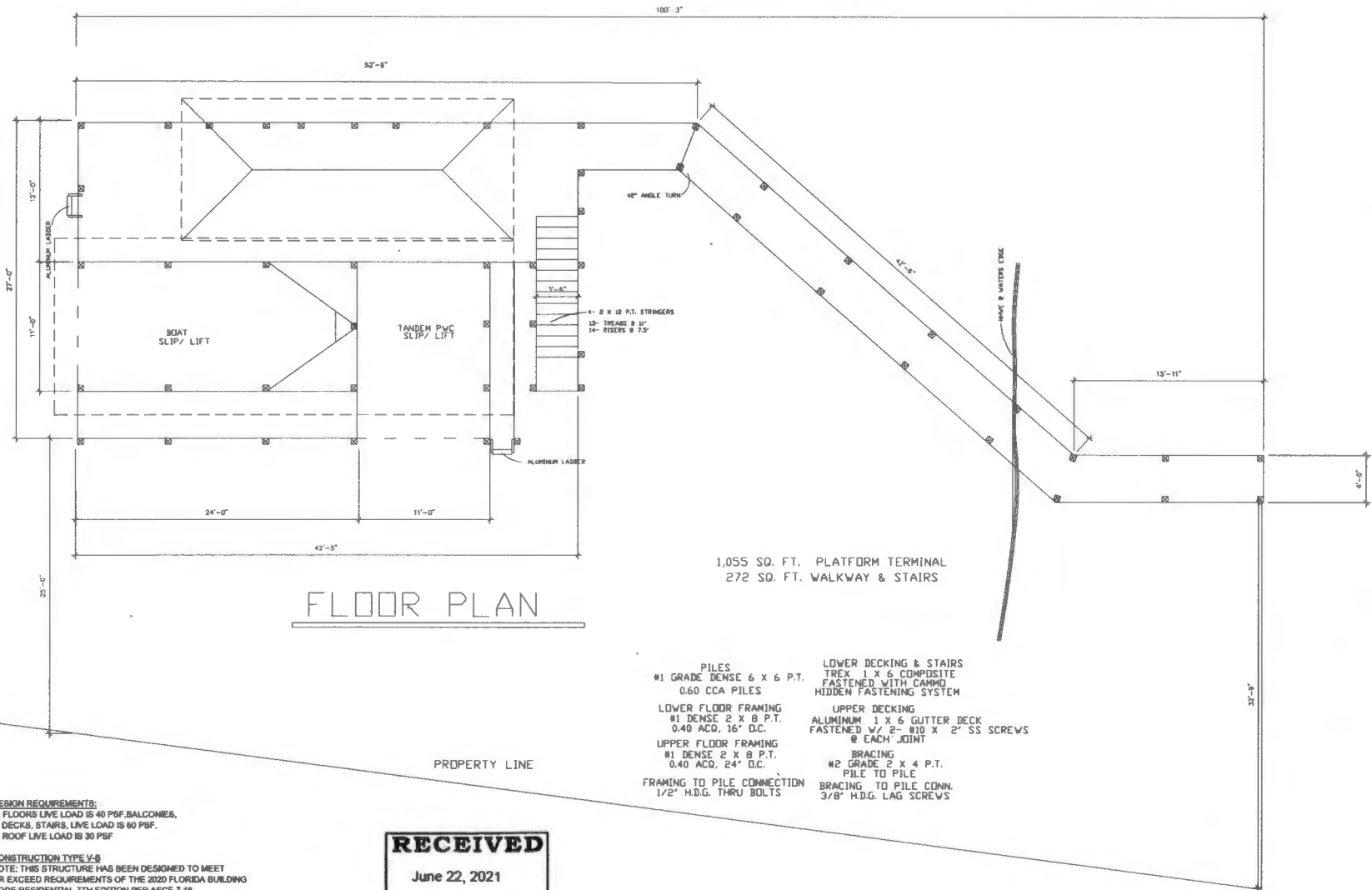
Khalid Syed Lateef Boat House
9227 Point Cypress Dr.
Orlando FL 32836



JOB NO.	10-00000
DESIGN BY	S. JAMES
DESIGNED BY	T.C. PERCY
DATE	04-27-2021
SCALE	1/4" = 1'-0"

FLOOR PLAN

A1



DESIGN REQUIREMENTS:

- A. FLOORS LIVE LOAD IS 40 PSF. BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60 PSF.
B. ROOF LIVE LOAD IS 30 PSF

CONSTRUCTION TYPE V-8

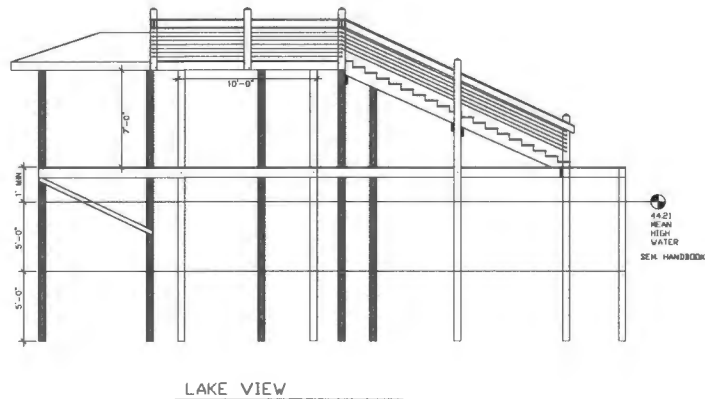
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH EDITION PER ASCE 7-16
1. DESIGN WIND SPEED - V and 100MPH V at 1400MPH
2. RISK FACTOR II
3. WIND EXPOSURE - CATEGORY (D)
4. INTERNAL PRESSURE COEFFICIENT - (ASCE 7-16) OPEN BUILDING
5. HEIGHT AND EXPOSURE ADJUSTMENT COEF. - (+1.26)
PER FBCR 2020 7TH EDITION R301.2(3)
6. COMPONENTS AND CLADDING: PER FBCR 2020 7TH EDITION R301.2(2)
SEE WINDOW AND DOOR REQUIREMENTS

RECEIVED

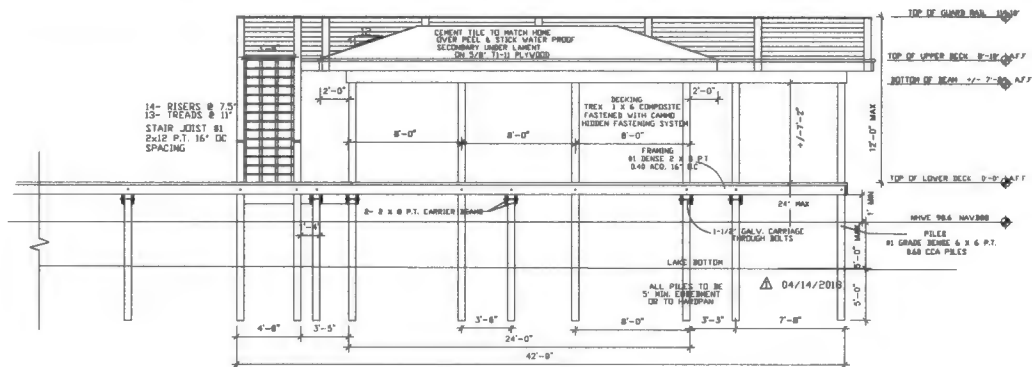
June 22, 2021

BY: EPD

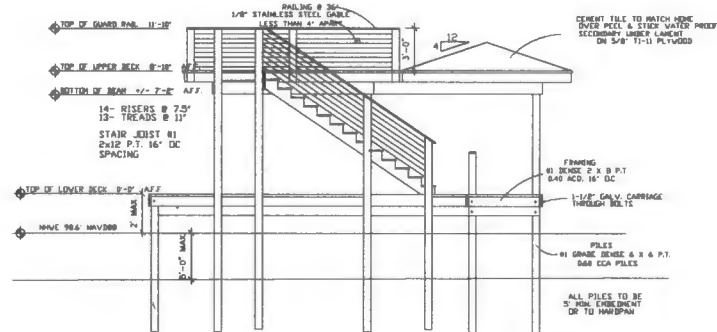
- PILES
#1 GRADE DENSE 6 X 6 P.T.
0.60 CCA PILES
LOWER FLOOR FRAMING
#1 DENSE 2 X 8 P.T.
0.40 ACD, 16" D.C.
UPPER FLOOR FRAMING
#1 DENSE 2 X 8 P.T.
0.40 ACD, 24" D.C.
FRAMING TO PILE CONNECTION
1/2" H.D.G. THRU BOLTS
- LOWER DECKING & STAIRS
TREX 1 X 6 COMPOSITE
FASTENED WITH CAMMO
HIDDEN FASTENING SYSTEM
UPPER DECKING
ALUMINUM 1 X 6 GUTTER DECK
FASTENED V/ 2" 410 X 2" SS SCREWS
@ EACH JOINT
BRACING
#2 GRADE 2 X 4 P.T.
PILE TO PILE
BRACING TO PILE CONN.
3/8" H.D.G. LAG SCREWS



LAKE VIEW



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

DESIGN REQUIREMENTS:

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A. FLOORS LIVE LOAD IS 40 PSF. BALCONIES,
DECKS, STAIRS, LIVE LOAD IS 60 PSF.
B. ROOF LIVE LOAD IS 30 PSF

CONSTRUCTION TYPE V-8
NOTE: THIS STRUCTURE IS

CONSTRUCTION TYPE-V-8
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET
OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING
CODE RESIDENTIAL 7TH EDITION PER ASCE 7-16

1. DESIGN WIND SPEED - V and 108MPH V at 140MPH
2. RISK FACTOR 8
3. WIND EXPOSURE - CATEGORY (D)
4. INTERNAL PRESSURE COEFFICIENT - (ASCE 7-16) OPEN
BUILDINGS = 0.0

HEIGHT AND EXPOSURE ADJUSTMENT COEF. (+1.28)
PER FBCR 2020 7TH EDITION R301.2(3)

5. COMPONENTS AND CLADDING - PER FBCR 2020 7TH EDITION
R301.2(2)

SEE WINDOW AND DOOR REQUIREMENTS

RECEIVED

June 22, 2021

BY: EPD



ILP DESIGN SERVICES
235 S. MAITLAND AVENUE, SUITE 716
MAITLAND, FL 32751
Phone (407) 947-7549
EMAIL: TKPSD2005@AOL.COM

Pedro L. Medino, P.E.
Professional Engineer
FI P.E. # 73579
pedro@prodcl.com

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PEDRO MADINA, FL P.E. #73579
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Specialty Marine

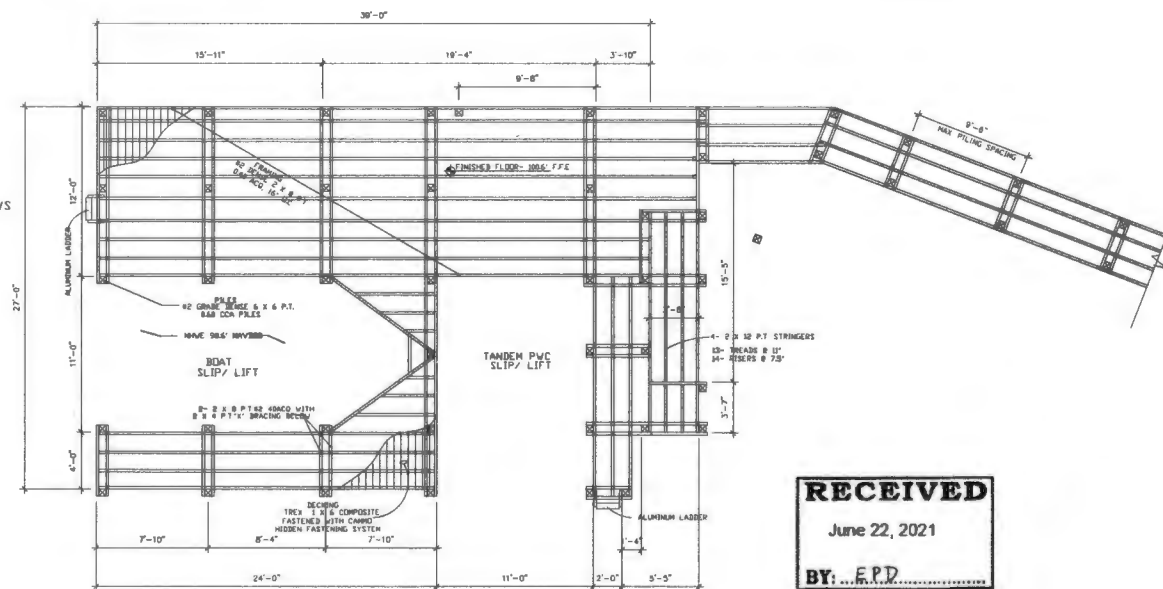
Khalid Syed Lateef Boat House
9227 Point Cypress Dr.
Orlando FL. 32836



Job No P2-488	REVISED
Drawn By R. J. JONES	
Reviewed By T. N. WELBY	
Date 04-27-2001	
Scale 1/4" = 1'-0"	

ELEVATIONS

A3



FRAMING PLAN

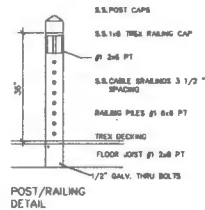
RECEIVED
June 22, 2021
BY: EPD



RECEIVED

June 22, 2021

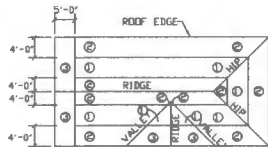
BY: **F.P.D.**



MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER TABLE R301.5

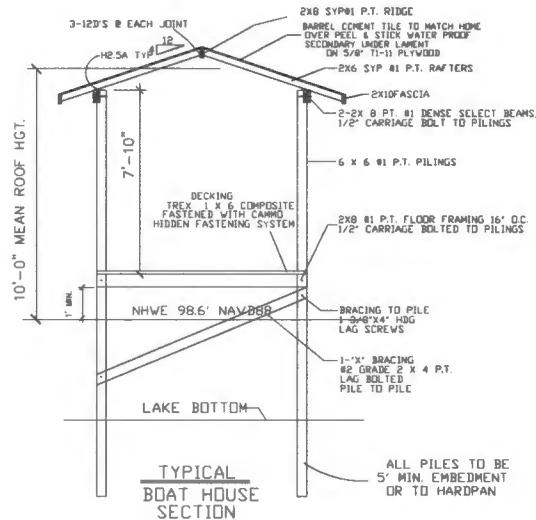
Handrails and guards LIVE LOAD requirements
Handrails and guards shall be designed to resist a single concentrated load of 200 psf applied in any direction at any point along the top.

Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement



ROOF NAILING PATTERN

ZONE 1 EDGES @ TRUSSES 6" O.C. AND INTERMEDIATE TRUSSES 6" O.C.
ZONE 2 EDGES @ TRUSSES 4" O.C. AND INTERMEDIATE TRUSSES 4" O.C.
ZONE 3 EDGES @ TRUSSES 4" O.C. AND INTERMEDIATE TRUSSES 4" O.C.



TYPICAL
BOAT HOUSE
SECTION

PILES
#1 GRADE DENSE 6 X 6 P.T.
0.60 CCA PILES

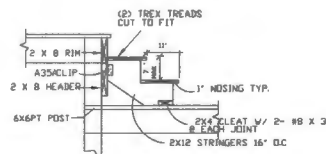
LOWER DECKING & STAIRS
TREX 1 X 6 COMPOSITE
FASTENED WITH CAMMO
HIDDEN FASTENING SYSTEM

UPPER DECKING
ALUMINUM 1 X 6 GUTTER DECK
FASTENED W/ 2\"/>

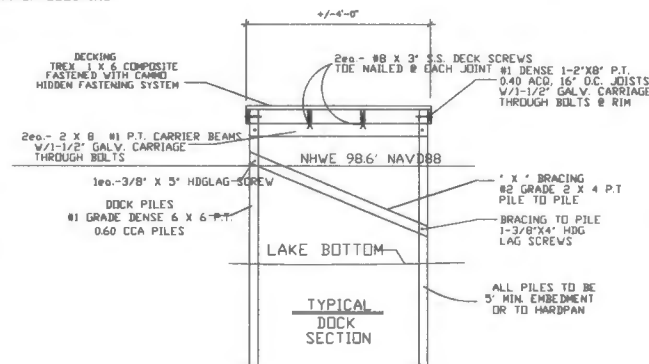
SHINGLE SHALL COMPLY WITH ASTM D668 OR ASTM D466
FASTENER SHALL BE MIN 12 GAUGE SHANK W/ 3/8\"/>

R803.2.3.1 Sheathing fastenings:
Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R803.2.3.1. Where the sheathing thickness is 15/32 inches and less, sheathing shall be fastened with ASTM F1667 RSR-01 (23/8\"/>

3/16\"/>



STAIR SECTION DETAILS



TYPICAL
DOCK
SECTION

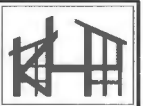
DESIGN REQUIREMENTS:

A. FLOOR LIVE LOAD IS 40 PSF, BALCONIES, DECKS, STAIRS, LIVE LOAD IS 60 PSF, B. ROOF LIVE LOAD IS 30 PSF

CONSTRUCTION TYPE V-B

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH EDITION PER ASCE 7-16

1. DESIGN WIND SPEED - V and 100MPH V (6-140MPH)
2. RISK FACTOR II
3. WIND EXPOSURE - CATEGORY (D)
4. INTERNAL PRESSURE COEFFICIENT - (ASCE 7-16) OPEN BUILDINGS= 0.0
HEIGHT AND EXPOSURE ADJUSTMENT COEF. (+1.28)
PER FBCE 2020 7TH EDITION R301.2(3)
5. COMPONENTS AND CLADDING: PER FBCE 2020 7TH EDITION R301.2(2)
SEE WINDOW AND DOOR REQUIREMENTS



N.P. DESIGN SERVICES, INC.
235 S. WATLAND AVENUE, SUITE 200
MAITLAND, FL 32751
Phone (407) 947-7549
EMAIL: TKPSD2005@AOL.COM

Pedro L. Medina, P.E.
Professional Engineer
F.P.E. # 73579
pedro@npdesign.com

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Specialty Marine

Khalil Syed Latief Boat House
9227 Point Cypress Dr.
Orlando FL 32836



Job No PB480	REVISIONS
Drawn By S. JAMESON	
Reviewed By T. J. JAMESON	
Date 04-27-2021	
Scale 1/4" = 1'-0"	

DETAILS

A4



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

I Michael Caiazza on behalf of Bruce Knox (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(a)), 15-343(b), 15-344(a) and 15-345(a)) of the Orange County Dock Construction Ordinance.

OVER 1,000 SQ. FT.
1. Describe how this waiver would not negatively impact the environment:

This dock is only 75 sq.ft more than the original dock.

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

all dock / boathouses are all very large

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: Michael Caiazza / Specialty Marine Contractors inc.

Signature of Applicant/Agent [Signature]

Date: 06/29/2021

Corporate Title (if applicable): President



ENVIRONMENTAL PROTECTION DIVISION

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

3165 McCarty Place, Suite 200

Orlando, FL 32803

407 836 1400 • Fax 407 836 1499

www.ocfl.net

**ENVIRONMENTAL
PROTECTION
COMMISSION**

Mark Ausley
Chairman

Oscar Anderson
Vice Chairman

Norman Blackburn

Billy Butterfield

Mark Corbett

Peter Fleck

Elaine Imbruglia

**ORANGE COUNTY
ENVIRONMENTAL PROTECTION COMMISSION
October 27, 2021**

Applicants: Syed Lateef

Permit Application Number: BD-21-06-087

Location/Address: 9227 Point Cypress Drive

RECOMMENDATION: Accept the findings and recommendation of the Environmental Protection Officer, and make a finding that the waiver request is consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and recommend approval of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 1,000 square feet to 1,055 square feet with a payment of \$870 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners for the Syed Lateef Dock Construction Permit BD-21-06-087. District 1

☒ 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: _____

Mark Ausley

DATE EPC RECOMMENDATION RENDERED: 10-27-21



