



Interoffice Memorandum

05-08-17P01:55 RCVD

CH

May 1, 2017

05-08-17P02:20 RCVD

TO: Katie Smith, Manager
Comptroller Clerk's Office

THROUGH: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development *Lori Cunniff*

FROM: Lori Cunniff, CEP, CHMM, Deputy Director
Community, Environmental and Development Services Department

STAFF PERSON: Elizabeth R. Johnson, Environmental Programs Administrator
Environmental Protection Division

PHONE #: 407-836-1511

SUBJECT: Request for Public Hearing on June 20, 2017, at 2:00 p.m. for
Conservation Impact Permit No. CAI-16-04-018 – Taylor Morrison of
Florida, Inc., located on John Hancock Drive, Winter Garden, FL 34787,
on Lake Hancock, in Section 28, Township 23 South, Range 27, East,
Parcel ID No.: 28-23-27-9174-10-000

NOTE: Schedule this public hearing concurrently with Semi-Private Boat
Ramp Facility Permit No. BR-16-04-000

Applicant: Taylor Morrison of Florida, Inc.

Type of Hearing: Conservation Area Impact Permit.

Hearing required by
Florida Statute No.
or Code: Orange County Comprehensive Plan.

Advertising requirements: None.

Advertising timeframes: None.

Abutters to be notified: The applicant will be notified at least ten (10) days prior to public
hearing by the Environmental Protection Division (EPD).
Notification of abutters is not necessary.

Lake Advisory Board
to be notified: N/A.

Estimated time required
For public hearing: 2 minutes.

LEGISLATIVE FILE # 17-658

*June 20, 2017
@ 2pm*

May 1, 2017

Request for Public Hearing – Taylor Morrison of Florida, Inc. Conservation Area Impact Permit
Page 2 of 2

Hearing Controversial: No.

Municipality or other
Public Agency to be
notified:

South Florida Water Management District– mady@sfwmd.gov

District No.: 1.

Materials being submitted as backup for public hearing request:

1. Site Plans
2. Location Map

Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Conservation Area Impact Permit Request, please submit the decision letter to Michelle Gonzalez with EPD. EPD will issue the decision to the applicant.

TMH/NT/ERJ/LC: mg

Attachments

c: Chris Testerman, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental and Development Services
Joel D. Prinsell, Deputy County Attorney

Conservation Area Impact Permit Request



Conservation Area Impact Permit Request District #1

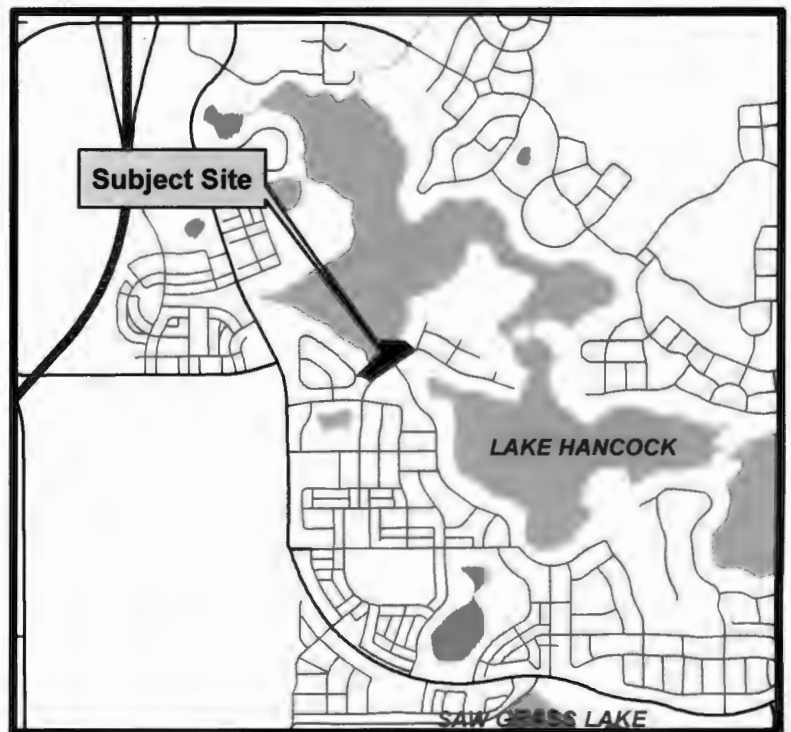
Applicant: Taylor Morrison of Florida, Inc.

Parcel ID: 28-23-27-9174-10-000

**Conservation Area Impact
Permit No.:** CAI-16-04-018

Project Site 

Property Location 





Legend
Direct Impacts-0.15 acres

Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5669 Fax: 407-894-5670
www.bio-techconsulting.com

Overlook Boat Ramp
Orange County, Florida
Impact Exhibit



0.0055
Miles
Project #:183-39
Produced By:JDH
Date: 12/1/2016

OCEPD DEC12016PW2:232

LOCATION

DECKING TO STRINGER	2x8	2-3" SCREWS
STRINGER CROSS TIE	2x10	H# OR EQUIV.
CROSS BRACE TO POST	2x6	3/8" x 4 1/2" LAG BOLT

ANPA RETENTION REQUIREMENTS

APPLICATION USE CATEGORY	ACQ (PCF)
ABOVE GROUND	0.25
GROUND / FRESH WATER CONTACT	0.40
PERMANENT WOOD FOUNDATION	0.60
SALT WATER SPLASH	0.60
SALT WATER IMMERSION	2.50
LUMBER, TIMBERS AND PLYWOOD	-
STRUCTURAL POLES	0.60
FOUNDATIONS / FRESH WATER	0.80

TYPE OF STRUCTURE	TYPE OF WORK	NUMBER OF DOCKS	LENGTH	WIDTH	HEIGHT	SF OVER WATER	NO. OF SLIPS	SF OVER CONSERVATION AREA
TERMINAL PLATFORM	NEW	0	0				-	
TERMINAL WALKWAY	NEW	0	0				-	
WALKWAY WEDGE	NEW	0	0				-	
WALKWAY OVER WATER	NEW	0	55'	4'	2'	220 SF	-	
CONSERVATION AREA	NEW	0	53.3'	4'	3'		-	214 SF
WALKWAY UPLANDS	NEW	0	55'	4'	3'	220 SF	-	
SQUARE FEET OVER WATER							220 SF	
SHORELINE 111.5 LF							-	

GENERAL NOTES

1. DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE.
2. DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED. DIMENSIONED DRAWINGS TAKE PRECEDENT OVER SCALED. IF CONFLICTS EXIST IN THE DRAWINGS, THE MORE STRINGENT SHALL PREVAIL.
3. THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER AND OWNER.
4. OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO ALL STRUCTURAL CHANGES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY ENGINEER IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.
6. SURVEY AND WETLAND INFORMATION IS PROVIDED TO ENGINEER AND IS PORTRAYED FOR CONCEPTUAL LOCATION ONLY. DISPLAY DOES NOT CONSTITUTE REVIEW ACCEPTANCE OR ENDORSEMENT OF INFORMATION CONTAINED THEREIN. (BASED ON PROPERTY SURVEY BY OTHERS)
7. HANDRAIL TO BE INSTALLED AT ALL LOCATIONS GREATER THAN 30" ABOVE ADJACENT GRADE, AND ALL OTHER LOCATIONS REQUIRED BY FLORIDA BUILDING CODE.
8. ALL PILES IN CONTACT WITH THE WATER SHALL BE WRAPPED IN PLASTIC TO PREVENT LEACHING OF POISONS INTO THE WATER.

APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXIST BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICES.

2014 FLORIDA BUILDING CODE
AISC MANUAL OF STEEL CONSTRUCTION
AMERICAN CONCRETE INSTITUTE (ACI 318-02)
AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997 EDITION
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-02) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

DECK LIVE LOAD 40 PSF
WIND SPEED 139 MPH
EXPOSURE "B"
INTERNAL PRESSURE COEFF +/- 0.55
HOIST BEAMS 4,000 LB LOAD (2,000 LBS / BEAM)

MATERIALS

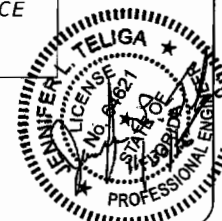
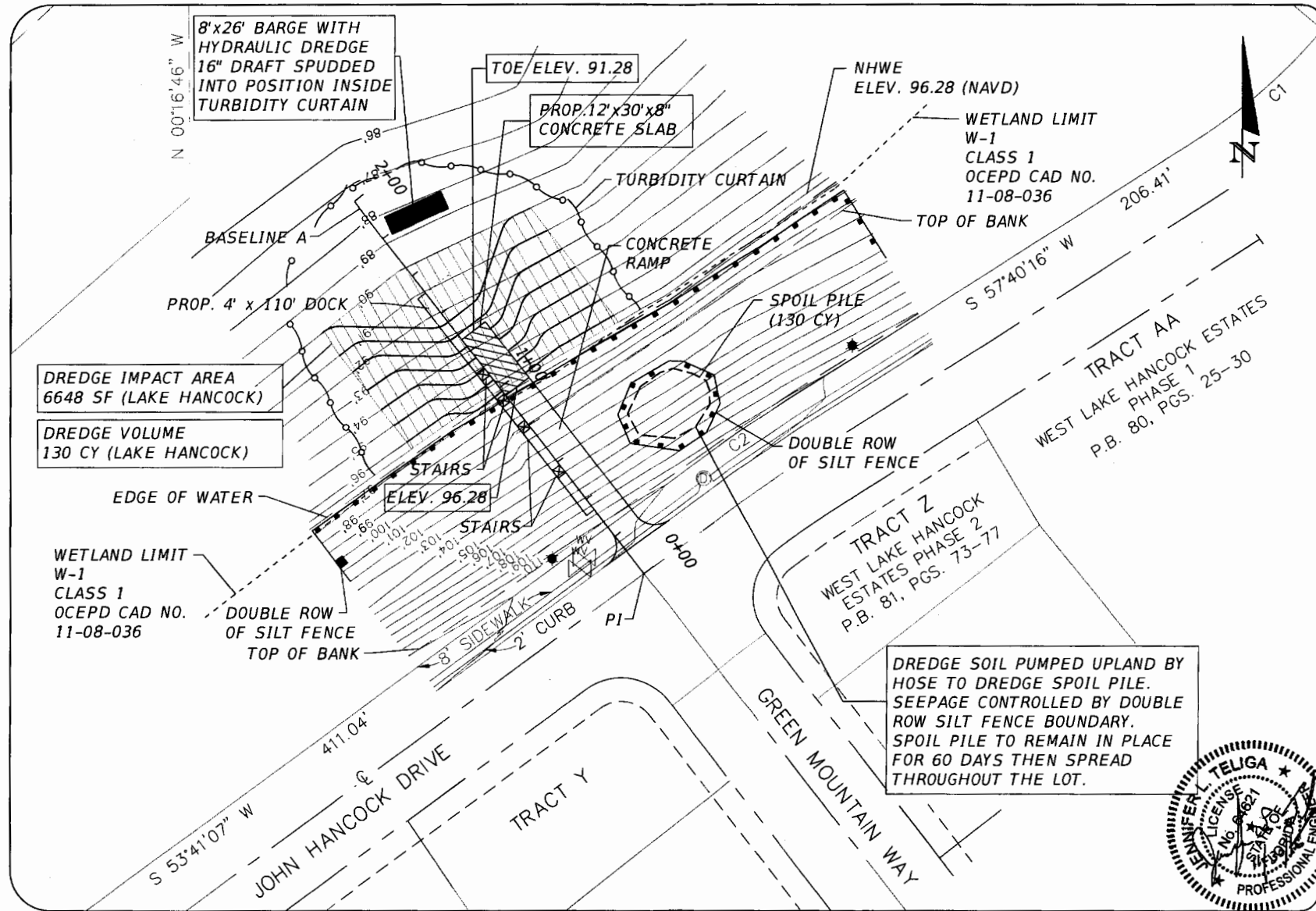
1. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER
2. ALL LUMBER EXPOSED TO THE WEATHER OR GROUND SHALL BE PRESSURE TREATED.
3. ALL PRESSURE TREATED LUMBER IN CONTACT WITH WATER SHALL BE WRAPPED IN PLASTIC OR OTHER APPROVED SYSTEM TO PREVENT LEACHING OF CHEMICALS INTO THE WATER.
4. ALL HURRICANE LOAD CONNECTORS SHALL BE AS NOTED ON PLANS.



FENDER MARINE CONSTRUCTION
1201 W. JACKSON ST.
ORLANDO, FLORIDA 32805
407-481-2750

JENNIFER R. TELIGA, P.E.
P.E. NO. 64621
11534 BRIAR HOLLOW LANE
CLERMONT, FL 34711

TRACT JJ
BOAT RAMP
WEST LAKE
FLANCK
PHASE 2
NTS
SHEET:
1



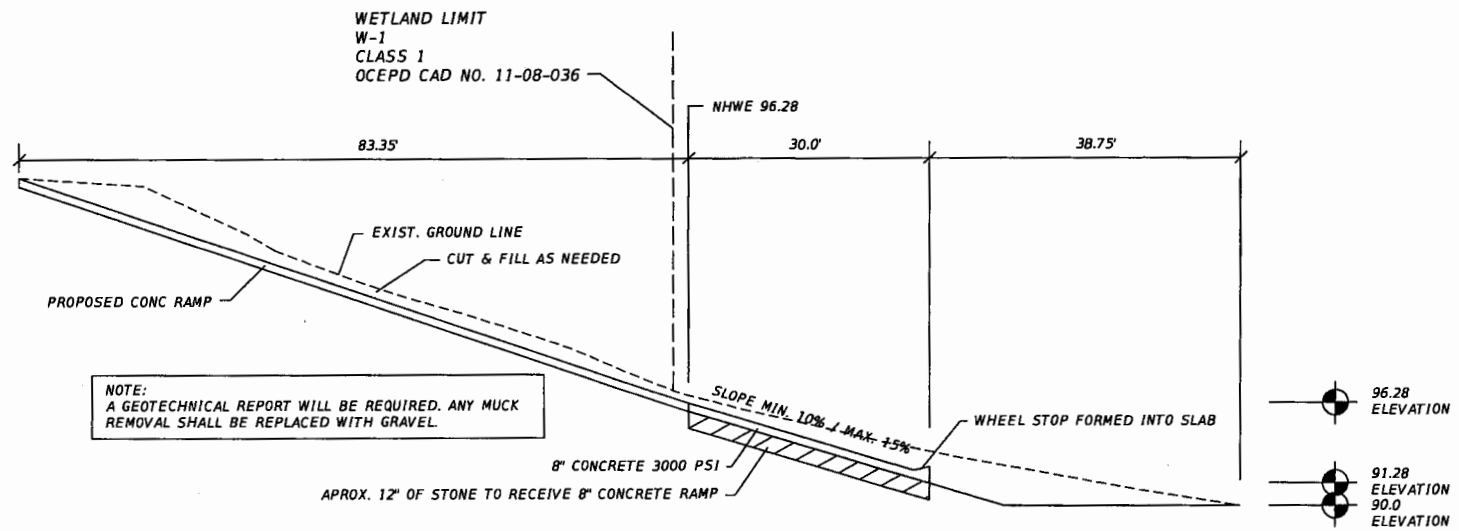
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 P.E. NO. 64621
 11534 BRIAR HOLLOW LANE
 CLERMONT, FL 34711

TRACT JJ BOAT RAMP WEST LAKE HANCOCK ESTATES PHASE 2

SHEET: 2

RECEIVED DECEMBER 12, 2012



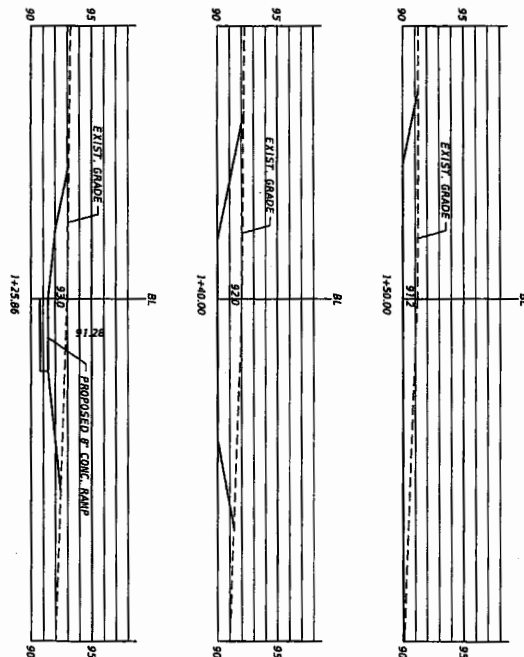
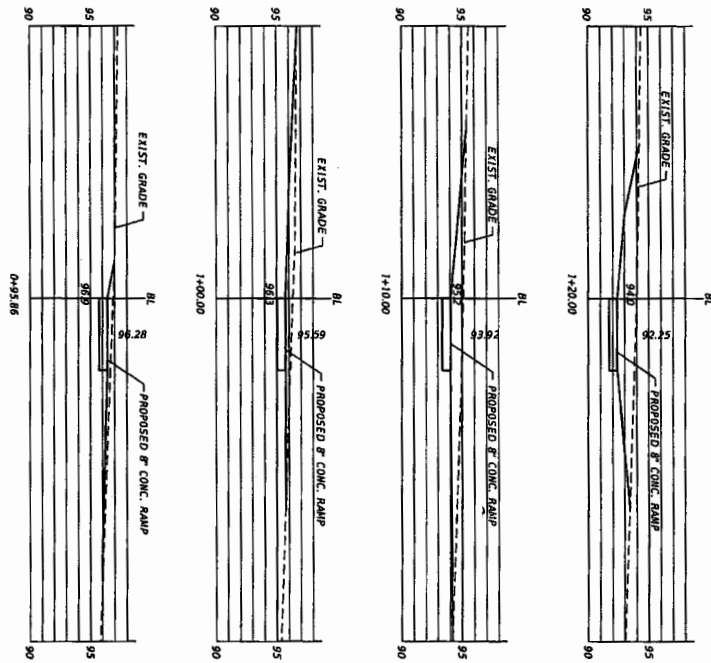
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TRACT JJ
BOAT RAMP
WEST LAKE
HAWCOCK
ESTATES 2

SCALE: NTS

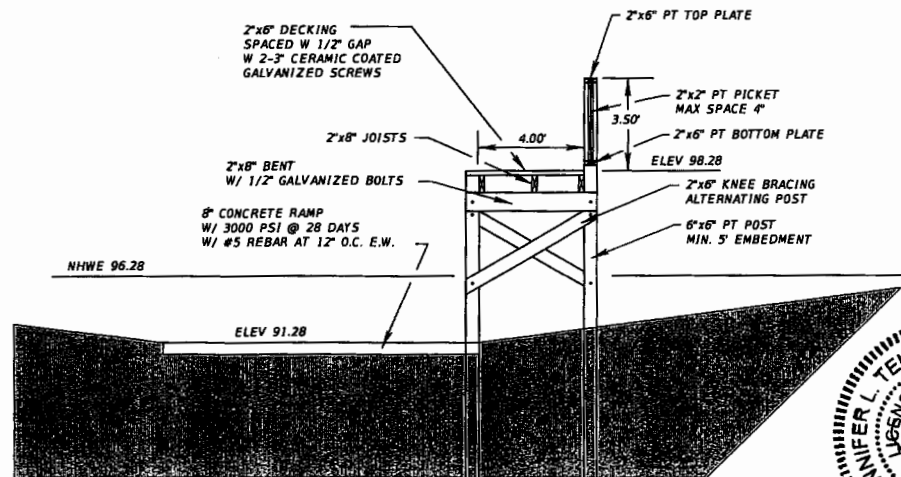
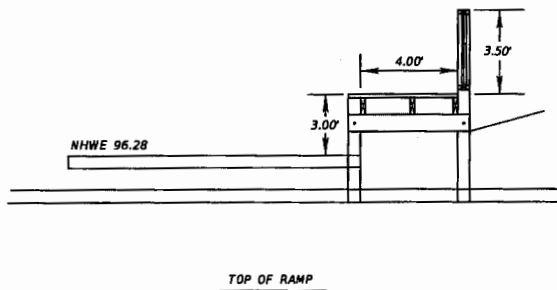
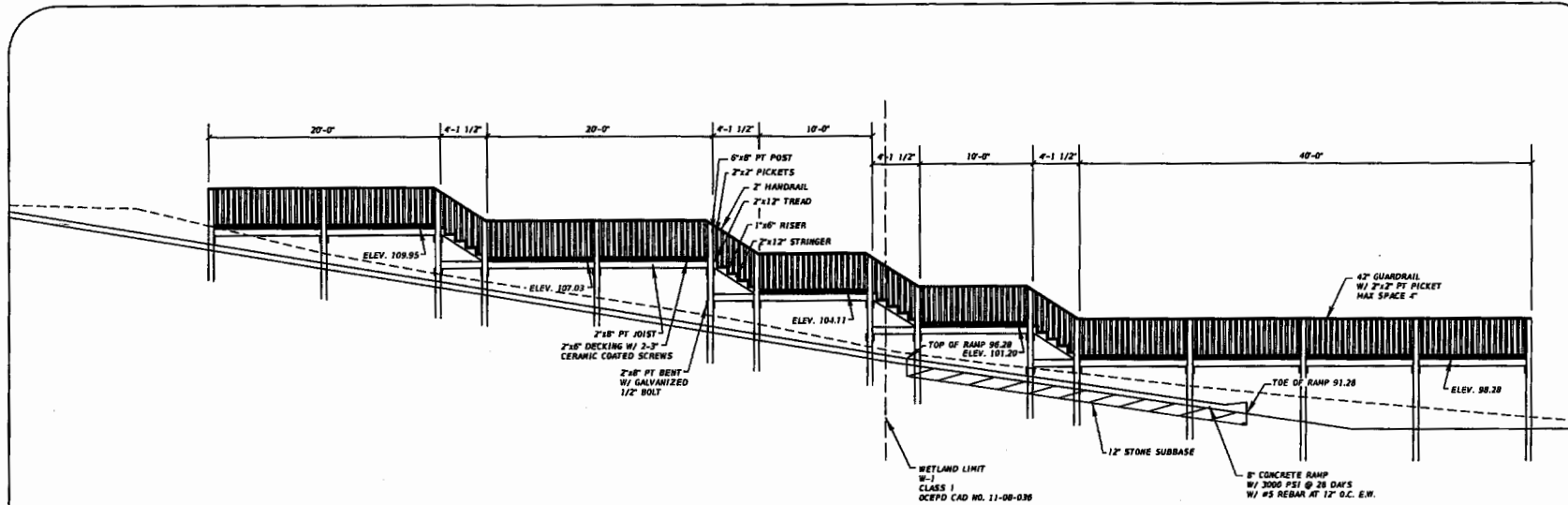
SHEET: 3



TRACT JJ
BOAT RAMP
WEST LAKE
HANCOCK
ESTATES
PHASE 2

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CLERMONT, FL 34711

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ORLANDO, FLORIDA 32805
407-481-2750



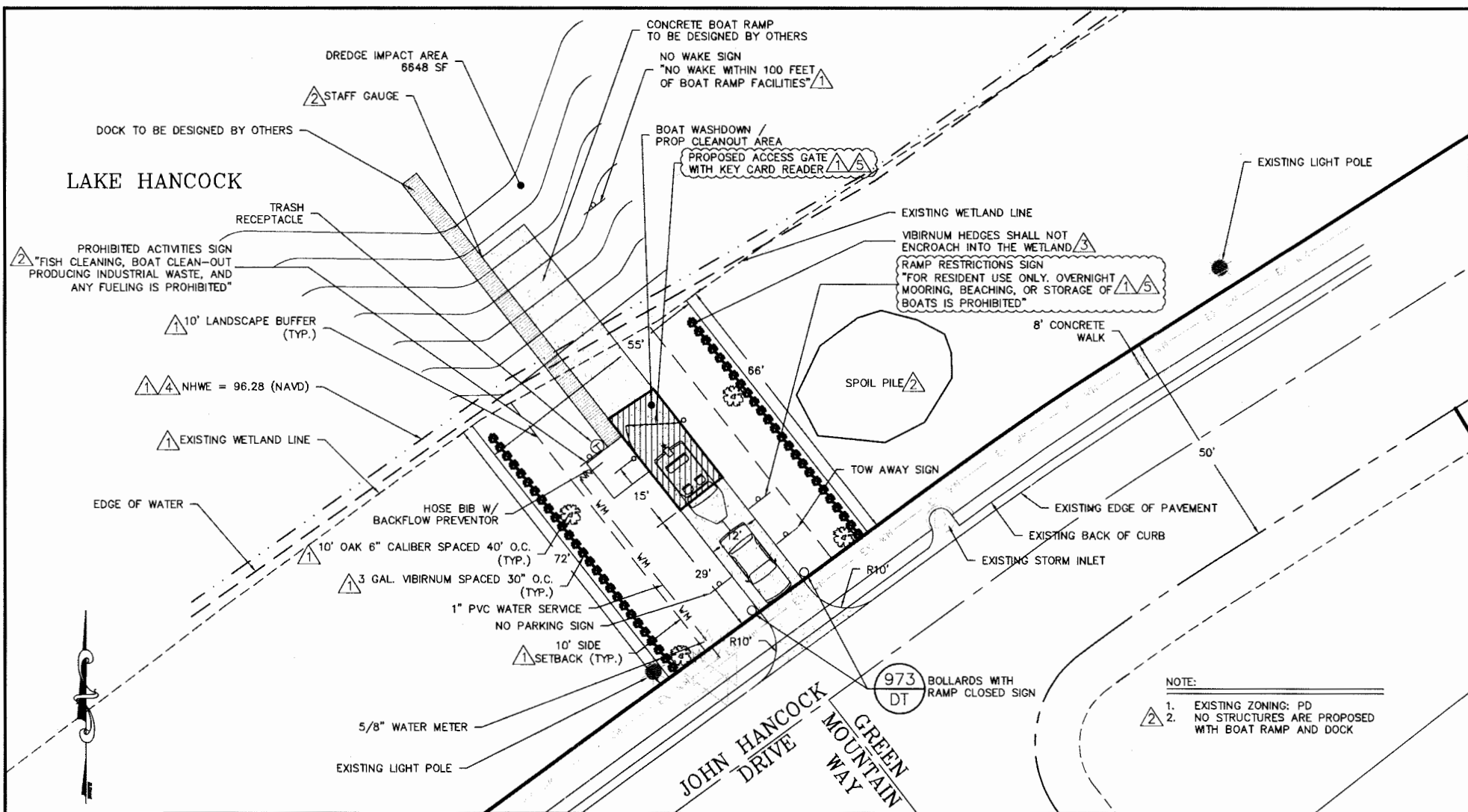
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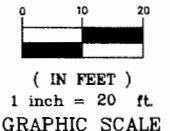
TRACT JJ
BOAT RAMP
WEST LAKE
HAWCK
ESTATES
PHASE 2

SCALE: NTS
SHEET: 5

OCEPD DEC12015PM2:252



- NOTE:
- 1. EXISTING ZONING: PD
 - 2. NO STRUCTURES ARE PROPOSED WITH BOAT RAMP AND DOCK





MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 828-8330

ENGINEER IN CHARGE:	
CHADWYCK H. MOORHEAD, P.E. #61781	
CERTIFICATE OF AUTHORIZATION NO. EB-0007723	
1	1/7/19/REVISED PER ORANGE COUNTY COMMENT
2	7/7/19/REVISED PER SFWMJ COMMENT
3	8/21/19/REVISED PER SFWMJ COMMENT
4	9/29/19/REVISED PER ORANGE COUNTY COMMENT
5	5/22/19/REVISED PER ORANGE COUNTY COMMENT
6	
7	
8	
9	
10	
11	
DATE	REVISIONS

CLIENT	TAYLOR MORRISON OF FLORIDA
	151 SOUTHALL LANE, SUITE 200 MAITLAND, FL 32751 PHONE (321) 397-7523
JOB NO.:	15066
SEC. 28 TWP. 23S RANGE 27E	
DRAWN BY:	IAN
APPROVED BY:	CHM
DATE:	02/24/16
SCALE:	1" = 20'

BOAT RAMP AND DOCK

SITE PLAN
TRACT JJ
OVERLOOK AT HAMLIN

LAKE HANCOCK

CONCRETE BOAT RAMP
DESIGN AND ELEVATIONS
TO BE PROVIDED BY OTHERS

DOCK DESIGN AND
ELEVATIONS TO BE
PROVIDED BY OTHERS

DREDGE IMPACT AREA: 6648 SF 1

PERMANENT
WETLAND PACT: 64 SF 1

DOUBLE ROW SILT FENCE
AT WETLAND LINE

NOTE:

1. SPOIL PILE TO BE IN USE FOR 60 DAYS,
ALLOWED TO DRY, THEN SPREAD AROUND 3
THE PROJECT SITE AS FILL BY THE
UPLAND CONTRACTOR.

TURBIDITY CURTAIN

1 4 NHWE = 96.28 (NAVD)

1 EXISTING WETLAND LINE

EDGE OF WATER

SINGLE W SILT FENCE
(TYP.) 102
DT

DOUBLE ROW SILT FENCE 2
AT SPOIL PILE

3
SPOIL PILE (130 CY)
1,575 SF FOOTPRINT
2:1 SIDE SLOPES
3' MAX HEIGHT

JOHN HANCOCK DRIVE



(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE



MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 280, MAITLAND, FL. 32751 • (407) 628-8330

ENGINEER'S LICENSE
No. 51781
STATE OF
FLORIDA
CHADWICK H. MOORHEAD
CIVIL ENGINEER
CERTIFICATE OF REGISTRATION No. 18-000723

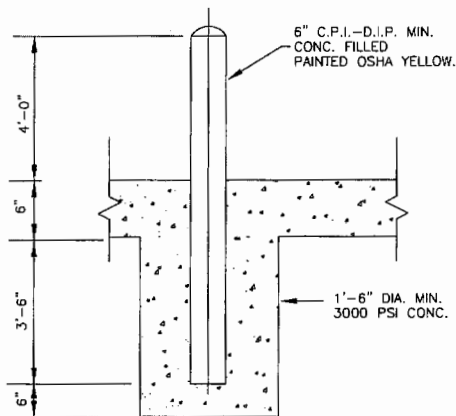
1	7/19/16	REVISED PER ORANGE COUNTY COMMENT
2	7/19/16	REVISED PER SFWMD COMMENT
3	8/24/16	REVISED PER SFWMD COMMENT
4	9/28/16	REVISED PER ORANGE COUNTY COMMENT
5		
6		
7		
8		
9		
10		
11		
DATE	REVISIONS	

CLIENT
TAYLOR MORRISON OF FLORIDA
151 SOUTHBALL LANE, SUITE 200
MAITLAND, FL. 32751
PHONE (321) 397-7523

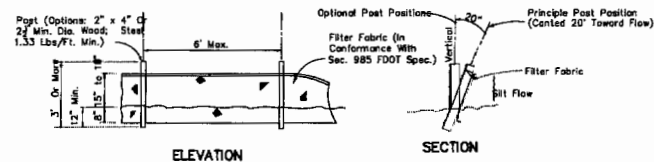
JOB NO.: 15066
SEC. 28 TWP. 23S RANGE 27E
DRAWN BY: IAN
APPROVED BY: CHM
DATE: 02/24/16
SCALE: 1" = 20'

BOAT RAMP AND DOCK
DRAINAGE, GRADING, AND
EROSION CONTROL PLAN
TRACT JJ
OVERLOOK AT HAMLIN

00526 AUG182016 Rev 1.3

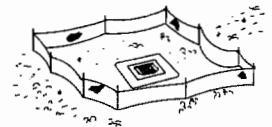


973 BOLLARD
- N.T.S.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE



Type III Silt Fence Protection Around Ditch Bottom Inlets.

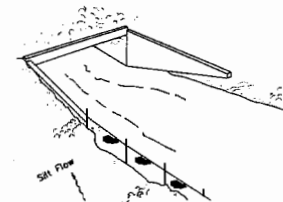
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



Note: Sealing for Type II Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

Type II Silt Fence



Type II Silt Fence

102 TYPICAL SWALE SECTION
- N.T.S.

<p>MADDEN MOORHEAD & GLUNT, INC. CIVIL ENGINEERS</p> <p>431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 • (407) 629-8330</p>	<p>ENGINEER: CHAD MOORHEAD</p> <p>CHAD MOORHEAD</p> <p>STATE OF FLORIDA</p> <p>CERTIFICATE NO. 61781</p> <p>EXPIRATION DATE 12/31/2023</p>	<p>CLIENT</p> <p>TAYLOR MORRISON OF FLORIDA</p> <p>151 SOUTHWALL LANE, SUITE 200</p> <p>MAITLAND, FL 32751</p> <p>PHONE (321) 397-7523</p>	JOB NO.: 15066	<p>BOAT RAMP AND DOCK</p> <p>CONSTRUCTION DETAILS</p> <p>TRACT JJ</p> <p>OVERLOOK AT HAMLIN</p>
			SEC. 28 TWP. 23S RANGE 27E	
			DRAWN BY: IAN	
			APPROVED BY: CHM	
			DATE: 02/24/16	
SCALE: 1" = 20'				