

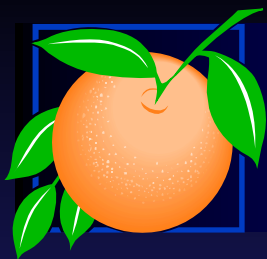


Environmental Protection Division

**Conservation Area Impact and Semi-
Private Boat Ramp Facility Permit
Requests**

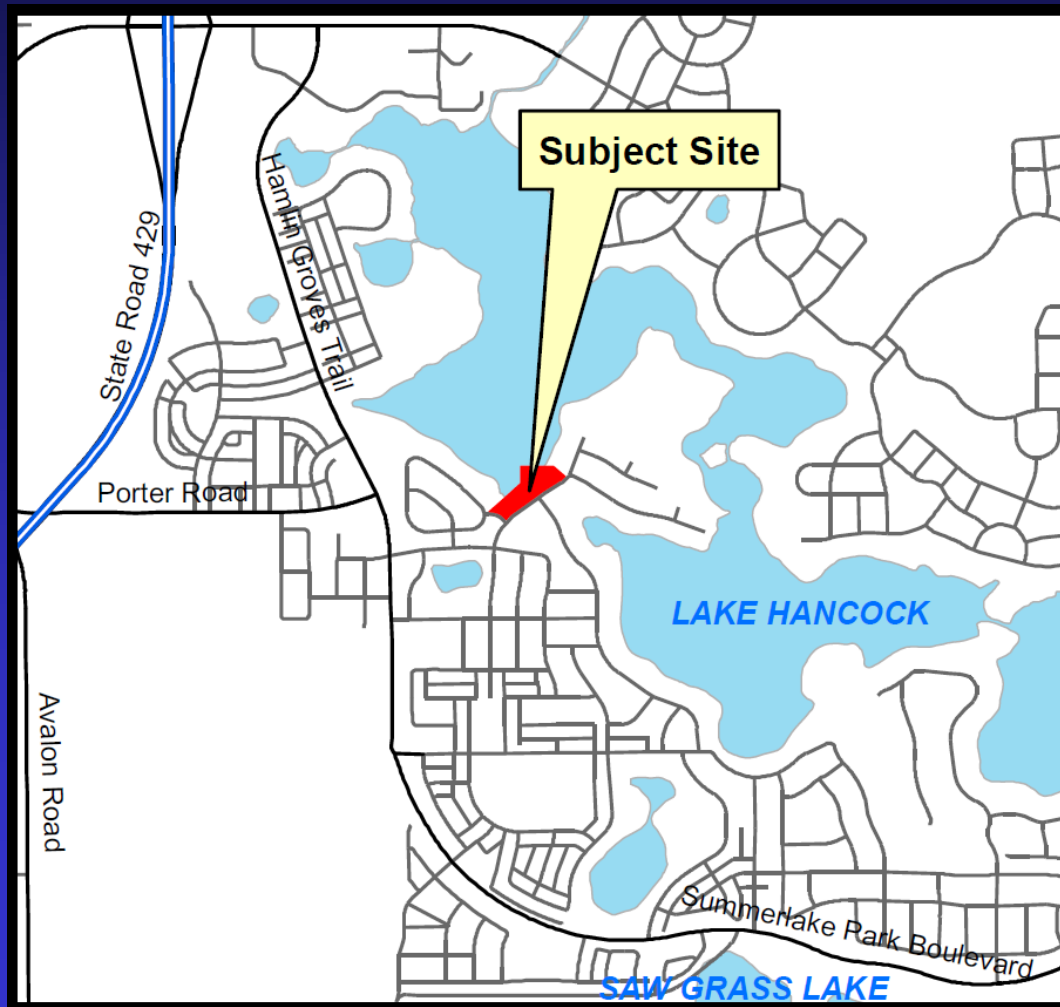
**Taylor Morrison of Florida
District 1**

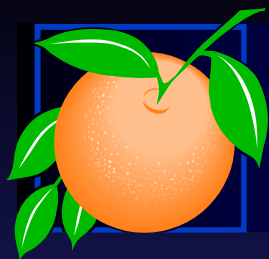
June 20, 2017



Location Map

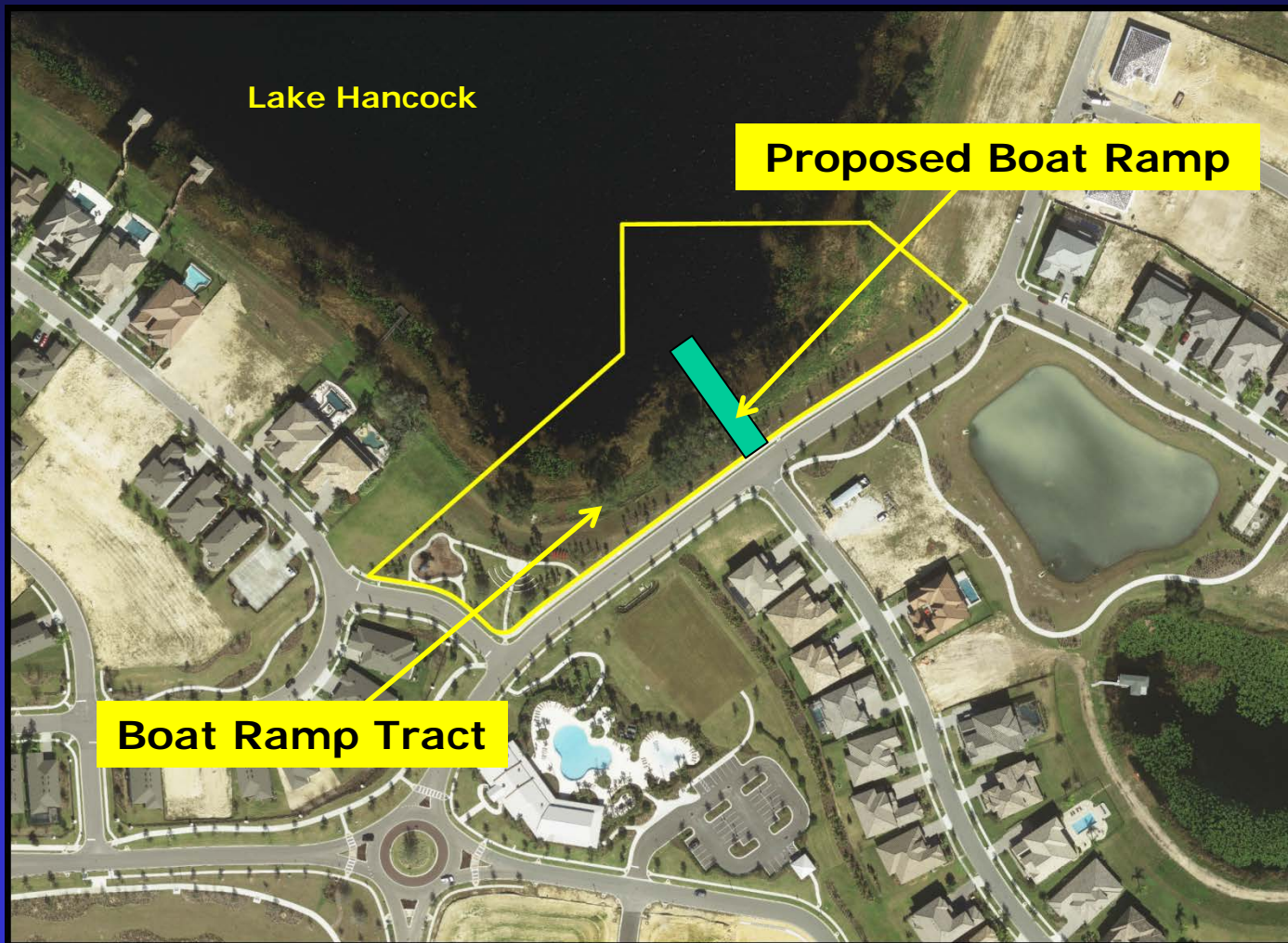
Parcel ID #28-23-27-9174-10-000

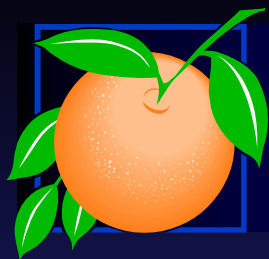




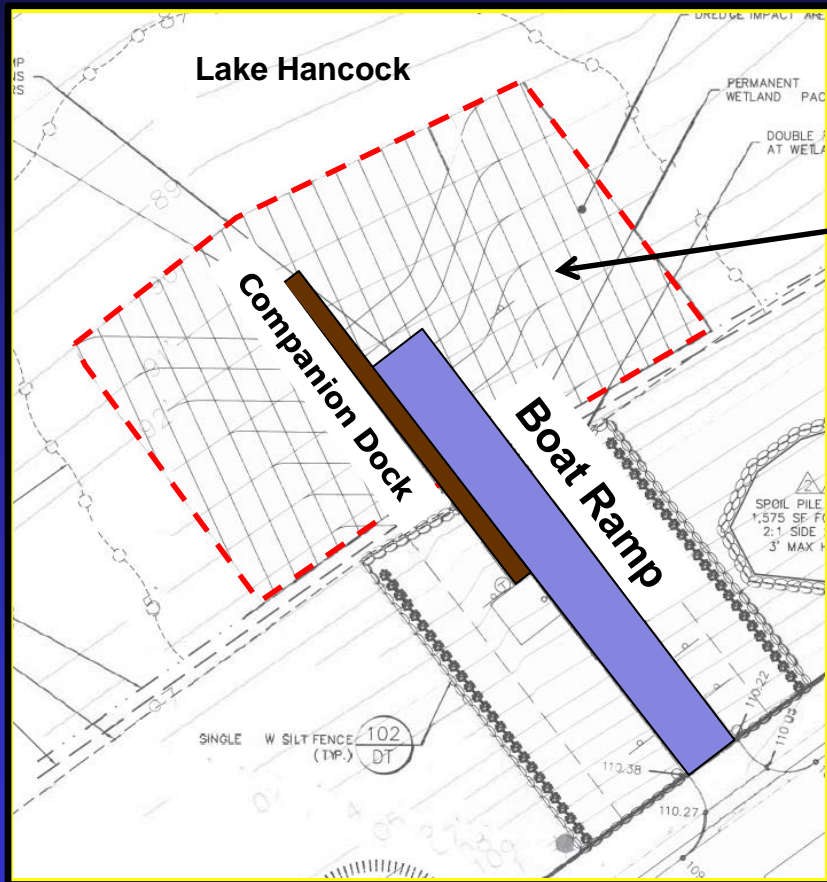
Location Map

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



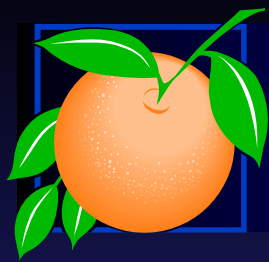


Site Plan



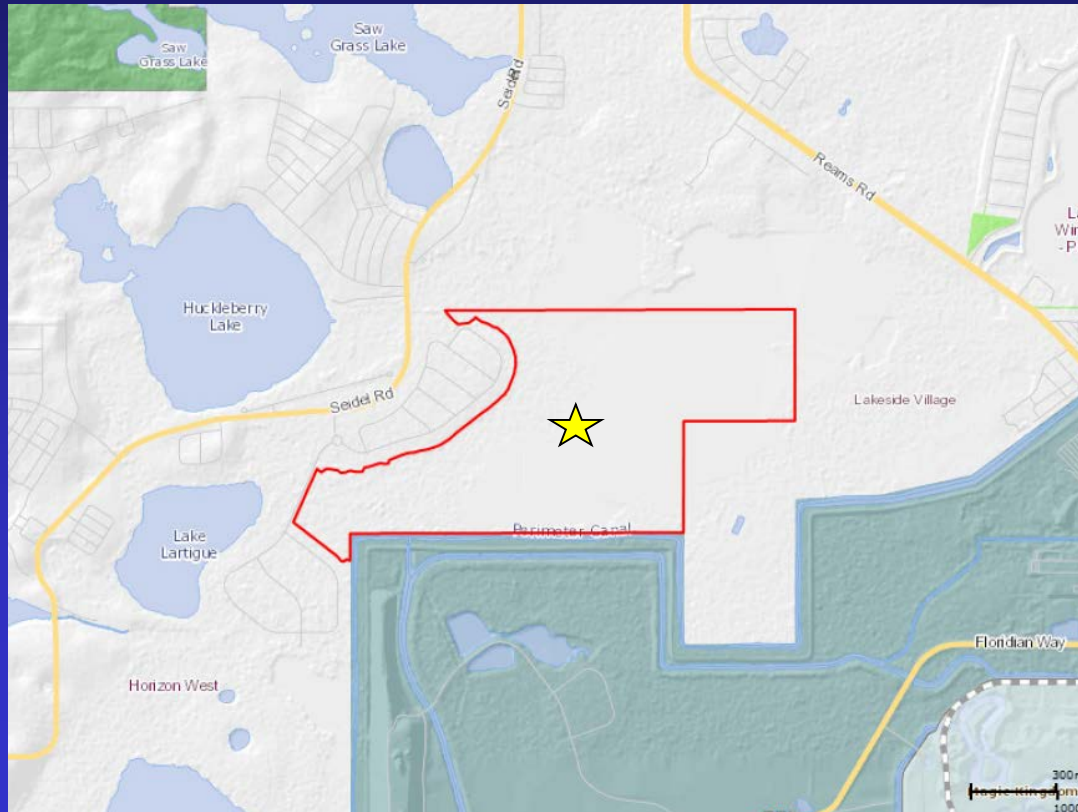
**Proposed Surface Water
Impact = 0.15 acre**



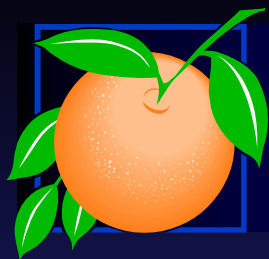


Mitigation

As mitigation, the applicant proposes to purchase 0.01 Uniform Mitigation Assessment Method (UMAM) functional units from the Latham Park Mitigation Area.

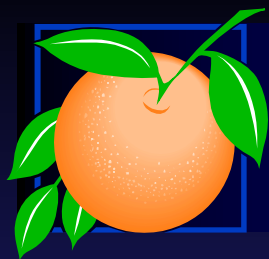


Latham Park Mitigation Area



Existing Conditions

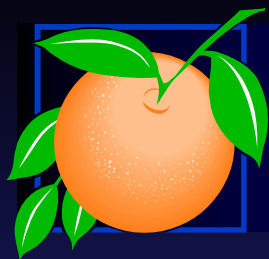




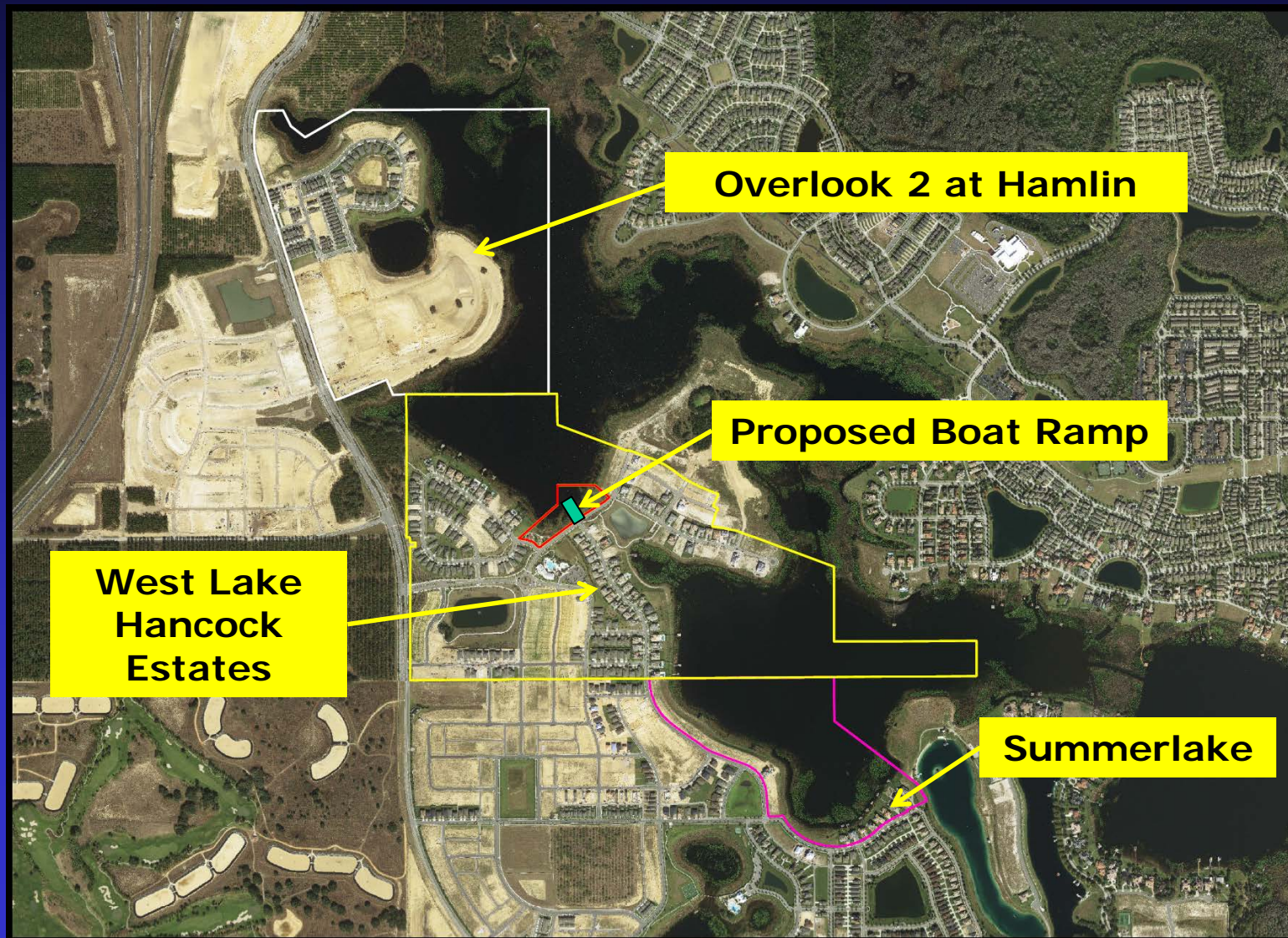
Variance Requests

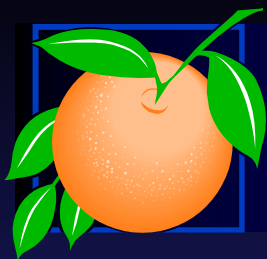
The Application to Construct a Boat Ramp Facility includes three (3) variance requests:

1. Section 15-603(m) (more than one subdivision)
 - The Code requires that a semi-private boat ramp facility be utilized by the residents of a subdivision wherein the boat ramp facility is located. The applicant is requesting that in addition to the residents of the West Lake Hancock Estates subdivision, residents of the Overlook 2 at Hamlin and the lakefront residents of the Summerlake Subdivisions be authorized to utilize the boat ramp facility.



Variance Requests





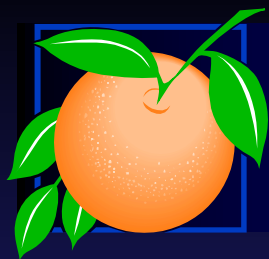
Variance Requests

2. Section 15-605(b)(8) (dock length).

The Code states, "No semi-private companion boat mooring dock shall exceed the length of the boat ramp (measured from the normal high water mark to the waterward end of the ramp) and a width of four (4) feet."

The proposed companion dock will project into Lake Hancock 25 feet beyond the end of the boat ramp.

The applicant has stated that the variance is necessary for safer loading/unloading of watercraft and adequate water depth for launching boats, and that the greater dock length will preclude loading/unloading at the shoreline, which will afford greater environmental protection.



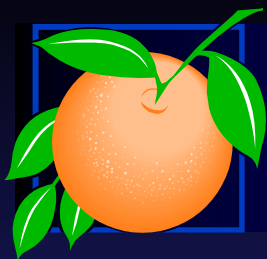
Variance Requests

3. Section 15-605(b)(14) (letter of credit).

The Code requires, "the applicant to post a one-year irrevocable letter of credit, in favor of Orange County, in the amount of 10% of the assessed value of the boat ramp facility site..."

The applicant has proposed to post a letter of credit or cash escrow in favor of Orange County in the amount of 10% of the estimated cost to construct the boat ramp facility x 125%. The County has accepted this in the past.

EPD supports the three variance requests.

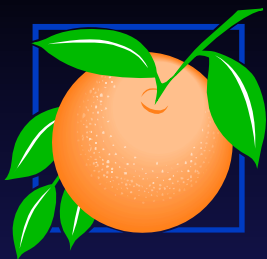


Action Requested

Approval of Conservation Area Impact Permit (CAI-16-04-018), subject to the conditions listed in the staff report.

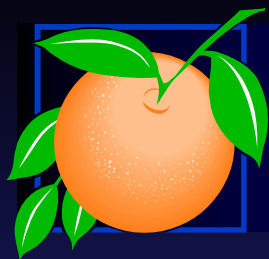
Approval of Semi-Private Boat Ramp Facility Permit (BR-16-04-000) with approval of the three (3) variance requests, subject to the conditions listed in the staff report.

Approval of the Developer's Agreement between Orange County, The Overlook at Hamlin Homeowners Association, Inc., and Taylor Morrison of Florida, Inc.

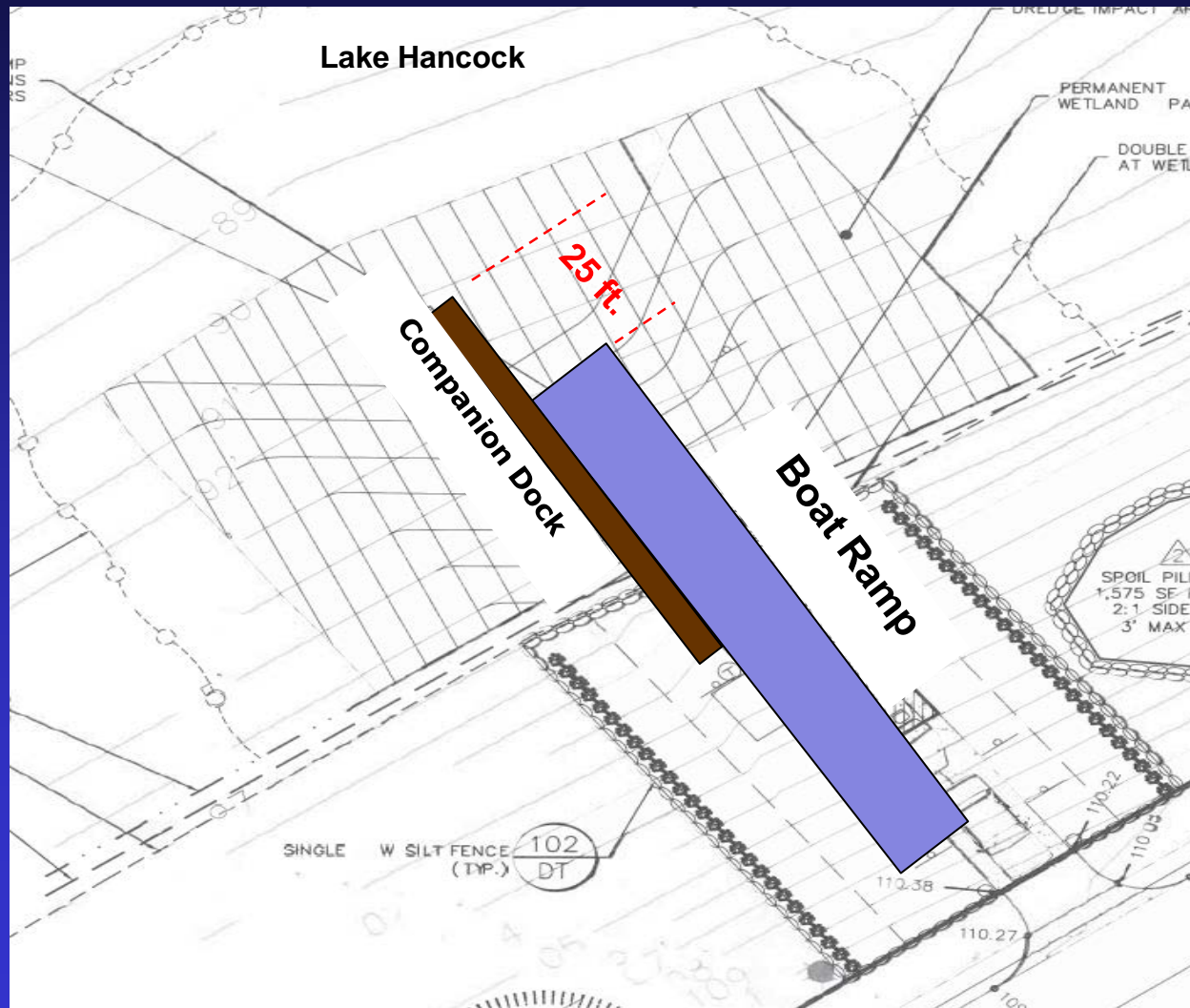


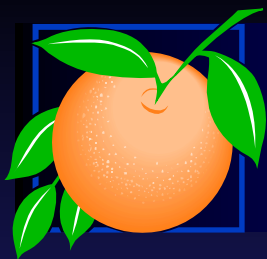
Environmental Protection Division





Variance #2 Exhibit





Variance 3 Exhibit

Code: The assessed value of the ramp parcel is \$100.00.
 $10\% \text{ of } \$100.00 = \$10.00.$

Proposed: The estimated cost to construct the ramp is \$30,000. ($125\% \times \$30,000 = \$37,500$)

$10\% \times \$37,500 = \$3,750$