



## Interoffice Memorandum

December 19, 2017

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Community, Environmental and Development  
Services Department

CONTACT PERSON: David D. Jones, P.E., CEP, Manager  
Environmental Protection Division  
(407) 836-1405

SUBJECT: January 23, 2018 – Consent Item  
Environmental Protection Commission recommendation for a  
waiver and variance request for the Ruben and Monique Santos  
Dock Construction Permit BD-17-05-050

Ruben and Monique Santos are requesting a waiver to Section 15-342(b) terminal platform size, and a variance to Section 15-343(a) (side setback distance) for Dock Construction Permit BD-17-05-050. The project site is located at 5012 Sawyer Cove Way on Little Lake Sawyer. The Parcel ID number is 24-23-27-7825-00-050. The subject property is located in District 1.

On May 9, 2017, the Environmental Protection Division (EPD) received an Application to Construct a Dock for construction of a new boat dock on the subject property. Upon review of the application, EPD informed the applicant and agent that they would need to apply for a waiver for a larger-than-allowed terminal platform, and a variance for a reduced side setback from the adjacent projected property line. On August 9, 2017, EPD received an Application for Waiver and an Application for Variance.

The allowed terminal platform size for this property is 499.8 square feet. The applicant is proposing to build a terminal platform that is 813.3 square feet. The additional shading impacts from a larger-than-allowed terminal platform have been evaluated by EPD staff using the Uniform Mitigation Assessment Method, and the applicant has agreed to provide mitigation for the additional shading with a payment of \$870 to the Conservation Trust Fund (CTF).

For the subject property, Orange County Code requires a 10-foot side setback from all portions of the dock. The applicants are proposing to build a dock that traverses the adjacent property line to the northwest (Jeffrey Cadwell at 5006 Sawyer Cove Way) by 23 feet. The applicants have provided EPD with a copy of a recorded access easement between themselves and Mr. Cadwell. This agreement authorizes the applicants to construct and maintain a dock on a portion of Mr. Cadwell's parcel.

Page Two

January 23, 2018 - Consent item

Environmental Protection Commission recommendation for a waiver and variance request for the Ruben and Monique Santos Dock Construction Permit BD-17-05-050

Notifications of the waiver and variance requests were sent to all shoreline property owners within 300 feet of the subject property. EPD did not receive any objections.

During the December 13, 2017 Environmental Protection Commission (EPC) public hearing, the EPC voted to uphold the recommendation of the Environmental Protection Officer and approve the request for variance to Orange County Code, Chapter 15, Article IX, Section 15-343(a) (side setback distance) and 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 \$870 to the CTF as mitigation within 60 days of the decision of the Board of County Commissioners.

**ACTION REQUESTED:**

**Acceptance of recommendation of the Environmental Protection Commission to approve the request for variance to Orange County Code, Chapter 15, Article IX, Section 15-343(a) (side setback distance) and 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 \$870 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners for the Ruben and Monique Santos Dock Construction Permit BD-17-05-050. District 1**

JVW/DJ: mg

Attachments



## Interoffice Memorandum

November 27, 2017

To: Environmental Protection Commission

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

A handwritten signature in black ink, appearing to read "David D. Jones", written over the printed name in the "From:" field.

Subject: Ruben and Monique Santos Request for a Waiver and Variance for Dock Construction — BD-17-05-050

### Reason for Public Hearing

Ruben and Monique Santos are requesting approval of 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 distance).

### Location of Property/Legal Description

The project site is located at 5012 Sawyer Cove Way. The Parcel ID number is 24-23-27-7825-00-050. The subject property is located on Little Lake Sawyer in District 1. —

### Background

On May 9, 2017, the Environmental Protection Division (EPD) received an Application to Construct a Dock for Ruben and Monique Santos. Upon review of the application, EPD informed the applicant that they would need to revise the site plan or submit a waiver application for larger than allowed terminal platform size and a variance application for a reduced side setback from the projected property line.

Subsequently, on August 9, 2017, EPD received an Application for Waiver to Section 15-342(b) and an Application for Variance to Section 15-343(a). Pursuant to Orange County Code, Chapter 15, Article IX, EPD staff has evaluated the proposed waiver and variance applications and required documents.

### Public Notifications

On September 26, 2017, notifications of the applications for waiver to terminal platform size and variance to side setback distance were sent to all shoreline property owners within 300 feet of the subject property.

The applicant and agent were notified of the December 13, 2017 Environmental Protection Commission meeting on November 28, 2017.

### Terminal Platform Waiver

Section 15-342(b) 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 allowed terminal platform size for a property with 49.98 linear feet of shoreline is 499.80 square feet. The applicant is proposing to build a terminal platform that is 813.30 square feet.

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 15-350(a)(2)(1) the applicant states, *"Due to the tapering nature of the lot at the lakefront, the allotted terminal platform size would not be adequate to construct a boat dock. We are requesting a waiver to allow a larger terminal platform. We will take precautions to leave native plant species in place and will apply for a lakefront clearing permit which will include a re-planting schedule for any effected areas."*

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

To address Section 15-350(a)(2)(2) the applicant states, *"The requested waiver would allow a larger dock to be built on the subject lot. The neighbor to the northwest side has granted an access easement and is on board with the variance and proposed dock layout."*

No objections to the proposed waiver have been received by EPD.

#### **Side Setback Variance**

Section 15-343(a) states, "on lots or parcels having a shoreline frontage of less than seventy-five (75) feet, docks shall have a minimum side setback of ten (10) feet from the projected property line." The subject property requires a 10-foot side setback from all portions of the dock. The applicant is proposing to build a dock that traverses the adjacent property line to the northwest (Jeffrey Cadwell at 5006 Sawyer Cove Way) by 23 feet. The applicants have provided EPD with a copy of a recorded access easement between themselves and Jeffrey Cadwell. This agreement authorizes the Santos to construct and maintain a dock on a portion of Mr. Cadwell's parcel.

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 applicant states, *"We are requesting a variance on the side setback for the dock as the tapering lot shape in the submerged portion of the lot would not allow construction of a dock within the normal setbacks."*

To address Section 15-350(a)(1)(2), the applicant states, *"The requested variance would allow the dock to be built closer to the neighboring lot than if there was no waiver. The neighbor on the side requiring the variance has granted an access easement and is on board with the variance and proposed dock layout."*

No objections to the proposed variance have been received by EPD.

**Enforcement Actions**

There has been no enforcement action associated with the subject property.

**Staff Recommendation**

The recommendation of the Environmental Protection Officer is to approve the waiver to 15-342(b) (terminal platform size) and the variance to 15-343(a) (side setback distance), with the condition the applicant pay \$870 to the CTF as mitigation for the additional shading impacts of the larger than allowed terminal platform within 60 days of the decision of the Board of County Commissioners.

**ACTION REQUESTED:** Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(b), approve the request for a variance to Orange County Code, Chapter 15, Article IX, Section 15-343(a) (side setback distance) and approve the request for a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size), with the condition that the applicant pay \$870 to the Conservation Trust Fund as mitigation for shading impacts caused by the additional terminal platform size within 60 days of the decision of the Board of County Commissioners for the Ruben and Monique Santos Dock Construction Permit BD-17-05-050.

JS/NT/ERJ/DJ: mg

Attachments

# Request for Boat Dock Waiver and Variance



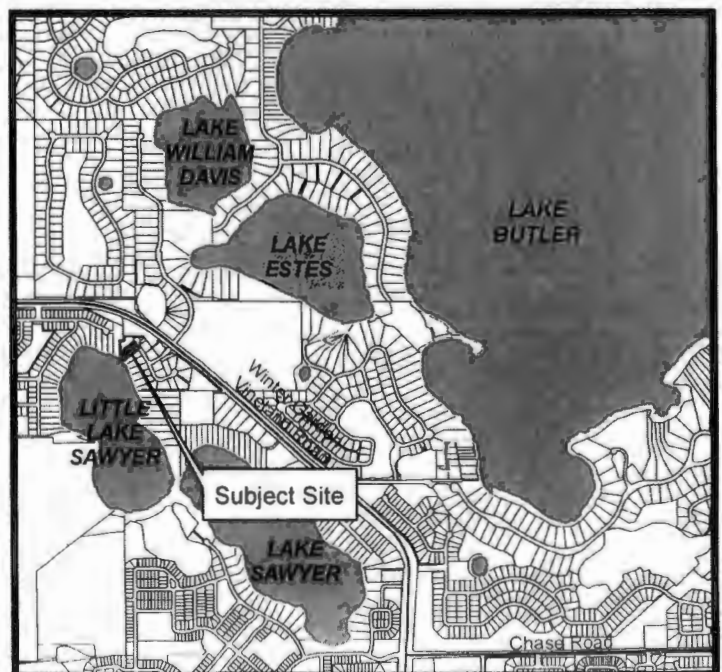
**Request for Boat Dock  
Waiver and Variance**  
**BD-17-05-050**  
**District #1**

**Applicant:** Ruben and Monique Santos  
**Address:** 5012 Sawyer Cove Way  
**Parcel ID:** 24-23-27-7825-00-050

**Project Site**



**Property Location**





## APPLICATION TO CONSTRUCT A DOCK APPLICATION FOR VARIANCE

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

**Mail or** Orange County Environmental Protection Division  
**Deliver To:** 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 Cameron Bradford on behalf of Ruben & Monique Santos (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15-343 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):

We are requesting a variance on the side setback for the dock as the tapering lot shape in the submerged portion of the lot would not allow construction of a dock within the normal setbacks.

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

The requested variance would allow the dock to be built closer to the neighboring lot than if there was no waiver. The neighbor on the side requiring the variance has granted an access easement and is on board with the variance and proposed dock layout.

### 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: Cameron Bradford - agent for Ruben & Monique Santos

Signature of Applicant/Agent

Date: 9-15-17

Corporate Title (if applicable): Owner - Bella Building Group LLC





## 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 Cameron Bradford on behalf of Ruben & Monique Santos (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:**

Due to the tapering nature of the lot at the lakefront, the allotted terminal platform size would not be adequate to construct a boat dock. We are requesting a waiver to allow a larger terminal platform. We will take precautions to leave native plant species in place and will apply for a lakefront clearing permit which will include a re-planting schedule for any effected areas.

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

The requested waiver would allow a larger dock to be built on the subject lot. The neighbor to the ~~South~~ <sup>northwest</sup> side has granted an access easement and is on board with the variance and proposed dock layout. ~~The other side has a strip on community land with no structures so no conflict exists there.~~ <sup>The other side has a strip on community land with no structures so no conflict exists there.</sup>

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

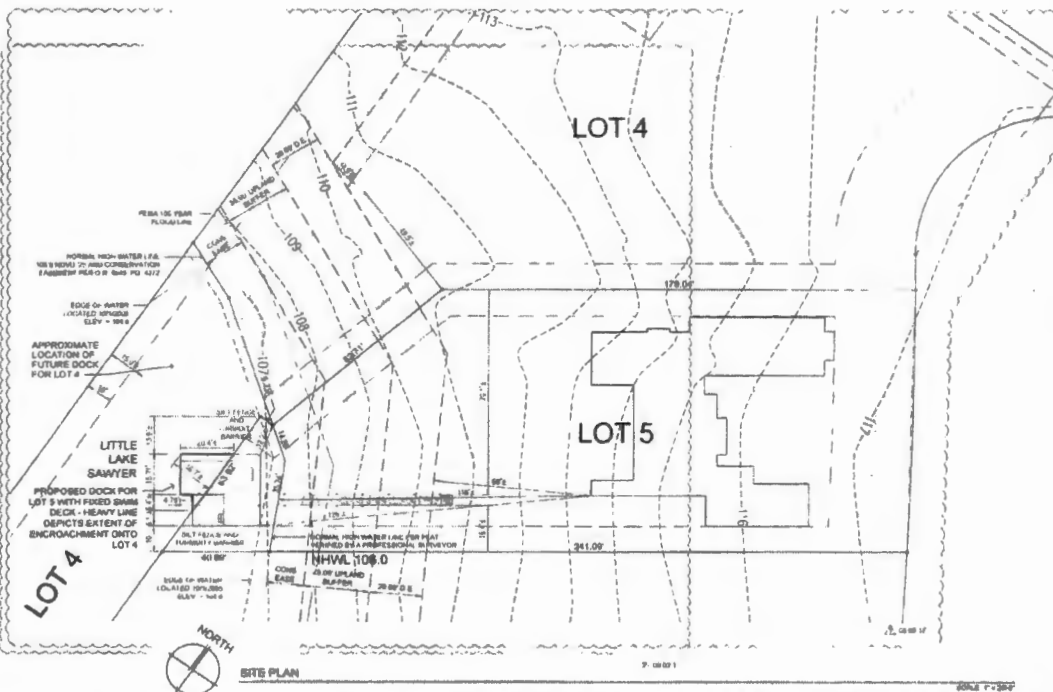
By signing and submitting this application form, I am applying for a waiver to the Section indicated of the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained 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: Cameron Bradford - Agent for Ruben & Monique Santos

Signature of Applicant/Agent [Signature] Date: 9-15-17

Corporate Title (if applicable): Owner Bella Building Group LLC





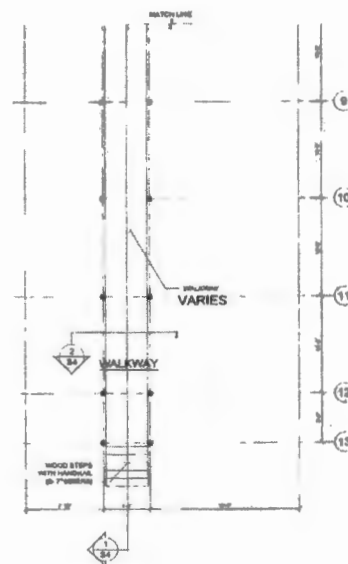
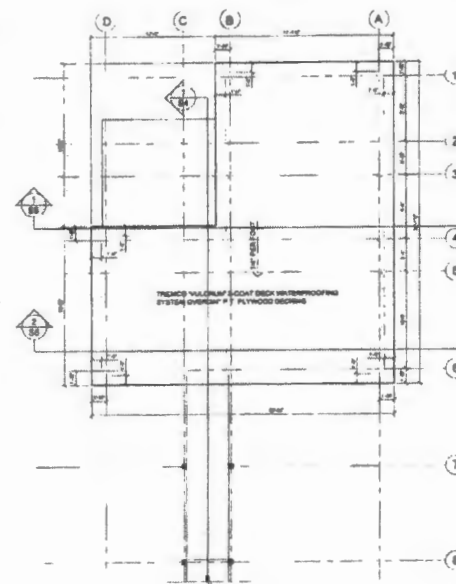
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LENGTH	RAFTER TO RISE	RAFTER TO RISE	RAFTER TO RISE
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4'-0"	1" RISE	1" RISE	1" RISE
6'-0"	1 1/2" RISE	1 1/2" RISE	1 1/2" RISE
8'-0"	2" RISE	2" RISE	2" RISE
10'-0"	2 1/2" RISE	2 1/2" RISE	2 1/2" RISE
12'-0"	3" RISE	3" RISE	3" RISE
14'-0"	3 1/2" RISE	3 1/2" RISE	3 1/2" RISE
16'-0"	4" RISE	4" RISE	4" RISE
18'-0"	4 1/2" RISE	4 1/2" RISE	4 1/2" RISE
20'-0"	5" RISE	5" RISE	5" RISE
22'-0"	5 1/2" RISE	5 1/2" RISE	5 1/2" RISE
24'-0"	6" RISE	6" RISE	6" RISE
26'-0"	6 1/2" RISE	6 1/2" RISE	6 1/2" RISE
28'-0"	7" RISE	7" RISE	7" RISE
30'-0"	7 1/2" RISE	7 1/2" RISE	7 1/2" RISE
32'-0"	8" RISE	8" RISE	8" RISE
34'-0"	8 1/2" RISE	8 1/2" RISE	8 1/2" RISE
36'-0"	9" RISE	9" RISE	9" RISE
38'-0"	9 1/2" RISE	9 1/2" RISE	9 1/2" RISE
40'-0"	10" RISE	10" RISE	10" RISE
42'-0"	10 1/2" RISE	10 1/2" RISE	10 1/2" RISE
44'-0"	11" RISE	11" RISE	11" RISE
46'-0"	11 1/2" RISE	11 1/2" RISE	11 1/2" RISE
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54'-0"	13 1/2" RISE	13 1/2" RISE	13 1/2" RISE
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64'-0"	16" RISE	16" RISE	16" RISE
66'-0"	16 1/2" RISE	16 1/2" RISE	16 1/2" RISE
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70'-0"	17 1/2" RISE	17 1/2" RISE	17 1/2" RISE
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74'-0"	18 1/2" RISE	18 1/2" RISE	18 1/2" RISE
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78'-0"	19 1/2" RISE	19 1/2" RISE	19 1/2" RISE
80'-0"	20" RISE	20" RISE	20" RISE
82'-0"	20 1/2" RISE	20 1/2" RISE	20 1/2" RISE
84'-0"	21" RISE	21" RISE	21" RISE
86'-0"	21 1/2" RISE	21 1/2" RISE	21 1/2" RISE
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94'-0"	23 1/2" RISE	23 1/2" RISE	23 1/2" RISE
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106'-0"	26 1/2" RISE	26 1/2" RISE	26 1/2" RISE
108'-0"	27" RISE	27" RISE	27" RISE
110'-0"	27 1/2" RISE	27 1/2" RISE	27 1/2" RISE
112'-0"	28" RISE	28" RISE	28" RISE
114'-0"	28 1/2" RISE	28 1/2" RISE	28 1/2" RISE
116'-0"	29" RISE	29" RISE	29" RISE
118'-0"	29 1/2" RISE	29 1/2" RISE	29 1/2" RISE
120'-0"	30" RISE	30" RISE	30" RISE
122'-0"	30 1/2" RISE	30 1/2" RISE	30 1/2" RISE
124'-0"	31" RISE	31" RISE	31" RISE
126'-0"	31 1/2" RISE	31 1/2" RISE	31 1/2" RISE
128'-0"	32" RISE	32" RISE	32" RISE
130'-0"	32 1/2" RISE	32 1/2" RISE	32 1/2" RISE
132'-0"	33" RISE	33" RISE	33" RISE
134'-0"	33 1/2" RISE	33 1/2" RISE	33 1/2" RISE
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140'-0"	35" RISE	35" RISE	35" RISE
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144'-0"	36" RISE	36" RISE	36" RISE
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148'-0"	37" RISE	37" RISE	37" RISE
150'-0"	37 1/2" RISE	37 1/2" RISE	37 1/2" RISE
152'-0"	38" RISE	38" RISE	38" RISE
154'-0"	38 1/2" RISE	38 1/2" RISE	38 1/2" RISE
156'-0"	39" RISE	39" RISE	39" RISE
158'-0"	39 1/2" RISE	39 1/2" RISE	39 1/2" RISE
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162'-0"	40 1/2" RISE	40 1/2" RISE	40 1/2" RISE
164'-0"	41" RISE	41" RISE	41" RISE
166'-0"	41 1/2" RISE	41 1/2" RISE	41 1/2" RISE
168'-0"	42" RISE	42" RISE	42" RISE
170'-0"	42 1/2" RISE	42 1/2" RISE	42 1/2" RISE
172'-0"	43" RISE	43" RISE	43" RISE
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176'-0"	44" RISE	44" RISE	44" RISE
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180'-0"	45" RISE	45" RISE	45" RISE
182'-0"	45 1/2" RISE	45 1/2" RISE	45 1/2" RISE
184'-0"	46" RISE	46" RISE	46" RISE
186'-0"	46 1/2" RISE	46 1/2" RISE	46 1/2" RISE
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190'-0"	47 1/2" RISE	47 1/2" RISE	47 1/2" RISE
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194'-0"	48 1/2" RISE	48 1/2" RISE	48 1/2" RISE
196'-0"	49" RISE	49" RISE	49" RISE
198'-0"	49 1/2" RISE	49 1/2" RISE	49 1/2" RISE
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230'-0"	57 1/2" RISE	57 1/2" RISE	57 1/2" RISE
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254'-0"	63 1/2" RISE	63 1/2" RISE	63 1/2" RISE
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272'-0"	68" RISE	68" RISE	68" RISE
274'-0"	68 1/2" RISE	68 1/2" RISE	68 1/2" RISE
276'-0"	69" RISE	69" RISE	69" RISE
278'-0"	69 1/2" RISE	69 1/2" RISE	69 1/2" RISE
280'-0"	70" RISE	70" RISE	70" RISE
282'-0"	70 1/2" RISE	70 1/2" RISE	70 1/2" RISE
284'-0"	71" RISE	71" RISE	71" RISE
286'-0"	71 1/2" RISE	71 1/2" RISE	71 1/2" RISE
288'-0"	72" RISE	72" RISE	72" RISE
290'-0"	72 1/2" RISE	72 1/2" RISE	72 1/2" RISE
292'-0"	73" RISE	73" RISE	73" RISE
294'-0"	73 1/2" RISE	73 1/2" RISE	73 1/2" RISE
296'-0"	74" RISE	74" RISE	74" RISE
298'-0"	74 1/2" RISE	74 1/2" RISE	74 1/2" RISE
300'-0"	75" RISE	75" RISE	75" RISE
302'-0"	75 1/2" RISE	75 1/2" RISE	75 1/2" RISE
304'-0"	76" RISE	76" RISE	76" RISE
306'-0"	76 1/2" RISE	76 1/2" RISE	76 1/2" RISE
308'-0"	77" RISE	77" RISE	77" RISE
310'-0"	77 1/2" RISE	77 1/2" RISE	77 1/2" RISE
312'-0"	78" RISE	78" RISE	78" RISE
314'-0"	78 1/2" RISE	78 1/2" RISE	78 1/2" RISE
316'-0"	79" RISE	79" RISE	79" RISE
318'-0"	79 1/2" RISE	79 1/2" RISE	79 1/2" RISE
320'-0"	80" RISE	80" RISE	80" RISE
322'-0"	80 1/2" RISE	80 1/2" RISE	80 1/2" RISE
324'-0"	81" RISE	81" RISE	81" RISE
326'-0"	81 1/2" RISE	81 1/2" RISE	81 1/2" RISE
328'-0"	82" RISE	82" RISE	82" RISE
330'-0"	82 1/2" RISE	82 1/2" RISE	82 1/2" RISE
332'-0"	83" RISE	83" RISE	83" RISE
334'-0"	83 1/2" RISE	83 1/2" RISE	83 1/2" RISE
336'-0"	84" RISE	84" RISE	84" RISE
338'-0"	84 1/2" RISE	84 1/2" RISE	84 1/2" RISE
340'-0"	85" RISE	85" RISE	85" RISE
342'-0"	85 1/2" RISE	85 1/2" RISE	85 1/2" RISE
344'-0"	86" RISE	86" RISE	86" RISE
346'-0"	86 1/2" RISE	86 1/2" RISE	86 1/2" RISE
348'-0"	87" RISE	87" RISE	87" RISE
350'-0"	87 1/2" RISE	87 1/2" RISE	87 1/2" RISE
352'-0"	88" RISE	88" RISE	88" RISE
354'-0"	88 1/2" RISE	88 1/2" RISE	88 1/2" RISE
356'-0"	89" RISE	89" RISE	89" RISE
358'-0"	89 1/2" RISE	89 1/2" RISE	89 1/2" RISE
360'-0"	90" RISE	90" RISE	90" RISE
362'-0"	90 1/2" RISE	90 1/2" RISE	90 1/2" RISE
364'-0"	91" RISE	91" RISE	91" RISE
366'-0"	91 1/2" RISE	91 1/2" RISE	91 1/2" RISE
368'-0"	92" RISE	92" RISE	92" RISE
370'-0"	92 1/2" RISE	92 1/2" RISE	92 1/2" RISE
372'-0"	93" RISE	93" RISE	93" RISE
374'-0"	93 1/2" RISE	93 1/2" RISE	93 1/2" RISE
376'-0"	94" RISE	94" RISE	94" RISE
378'-0"	94 1/2" RISE	94 1/2" RISE	94 1/2" RISE
380'-0"	95" RISE	95" RISE	95" RISE
382'-0"	95 1/2" RISE	95 1/2" RISE	95 1/2" RISE
384'-0"	96" RISE	96" RISE	96" RISE
386'-0"	96 1/2" RISE	96 1/2" RISE	96 1/2" RISE
388'-0"	97" RISE	97" RISE	97" RISE
390'-0"	97 1/2" RISE	97 1/2" RISE	97 1/2" RISE
392'-0"	98" RISE	98" RISE	98" RISE
394'-0"	98 1/2" RISE	98 1/2" RISE	98 1/2" RISE
396'-0"	99" RISE	99" RISE	99" RISE
398'-0"	99 1/2" RISE	99 1/2" RISE	99 1/2" RISE
400'-0"	100" RISE	100" RISE	100" RISE
402'-0"	100 1/2" RISE	100 1/2" RISE	100 1/2" RISE
404'-0"	101" RISE	101" RISE	101" RISE
406'-0"	101 1/2" RISE	101 1/2" RISE	101 1/2" RISE
408'-0"	102" RISE	102" RISE	102" RISE
410'-0"	102 1/2" RISE	102 1/2" RISE	102 1/2" RISE
412'-0"	103" RISE	103" RISE	103" RISE
414'-0"	103 1/2" RISE	103 1/2" RISE	103 1/2" RISE
416'-0"	104" RISE	104" RISE	104" RISE
418'-0"	104 1/2" RISE	104 1/2" RISE	104 1/2" RISE
420'-0"	105" RISE	105" RISE	105" RISE
422'-0"	105 1/2" RISE	105 1/2" RISE	105 1/2" RISE
424'-0"	106" RISE	106" RISE	106" RISE
426'-0"	106 1/2" RISE	106 1/2" RISE	106 1/2" RISE
428'-0"	107" RISE	107" RISE	107" RISE
430'-0"	107 1/2" RISE	107 1/2" RISE	107 1/2" RISE
432'-0"	108" RISE	108" RISE	108" RISE
434'-0"	108 1/2" RISE	108 1/2" RISE	108 1/2" RISE
436'-0"	109" RISE	109" RISE	109" RISE
438'-0"	109 1/2" RISE	109 1/2" RISE	109 1/2" RISE
440'-0"	110" RISE	110" RISE	110" RISE
442'-0"	110 1/2" RISE	110 1/2" RISE	110 1/2" RISE
444'-0"	111" RISE	111" RISE	111" RISE
446'-0"	111 1/2" RISE	111 1/2" RISE	111 1/2" RISE
448'-0"	112" RISE	112" RISE	112" RISE
450'-0"	112 1/2" RISE	112 1/2" RISE	112 1/2" RISE
452'-0"	113" RISE	113" RISE	113" RISE
454'-0"	113 1/2" RISE	113 1/2" RISE	113 1/2" RISE
456'-0"	114" RISE	114" RISE	114" RISE
458'-0"	114 1/2" RISE	114 1/2" RISE	114 1/2" RISE
460'-0"	115" RISE	115" RISE	115" RISE
462'-0"	115 1/2" RISE	115 1/2" RISE	115 1/2" RISE
464'-0"	116" RISE	116" RISE	116" RISE
466'-0"	116 1/2" RISE	1	

[illegible]

SCALE: 100 = 100%



NOTE:  
SEE STRUCTURAL PLANS FOR  
MATERIALS CALL-OUTS

TABLE 1  
SPE = 1%

SCA, 270° + 90°



DATE	REMARKS
05-08-17	



**PNM**  
ARCHITECTURE

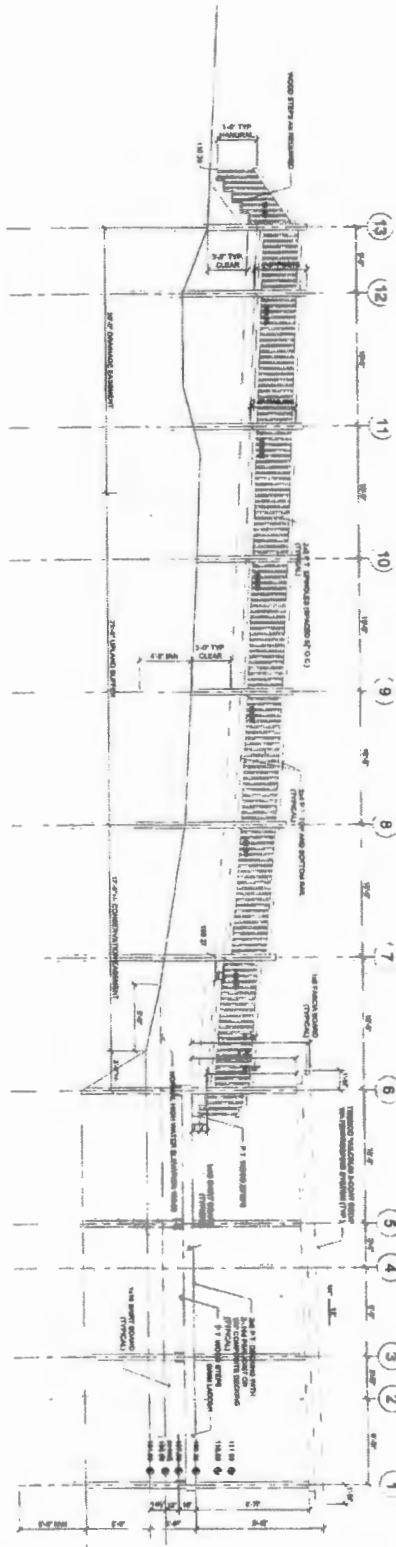
**PAUL M. MEDLEY**  
Architect  
• AIA • NCARB

750 Live Way Altamonte Springs  
Florida 32712-7275  
PHONE NUMBER 407-701-6441  
WWW.PLM-ARCHITECTURE.COM

**CAM BRADFORD BUILDER  
PROPOSED BOAT DOCK**  
LOT 5, SAWYER SOUND, ORANGE COUNTY, FLORIDA

SHEET NUMBER

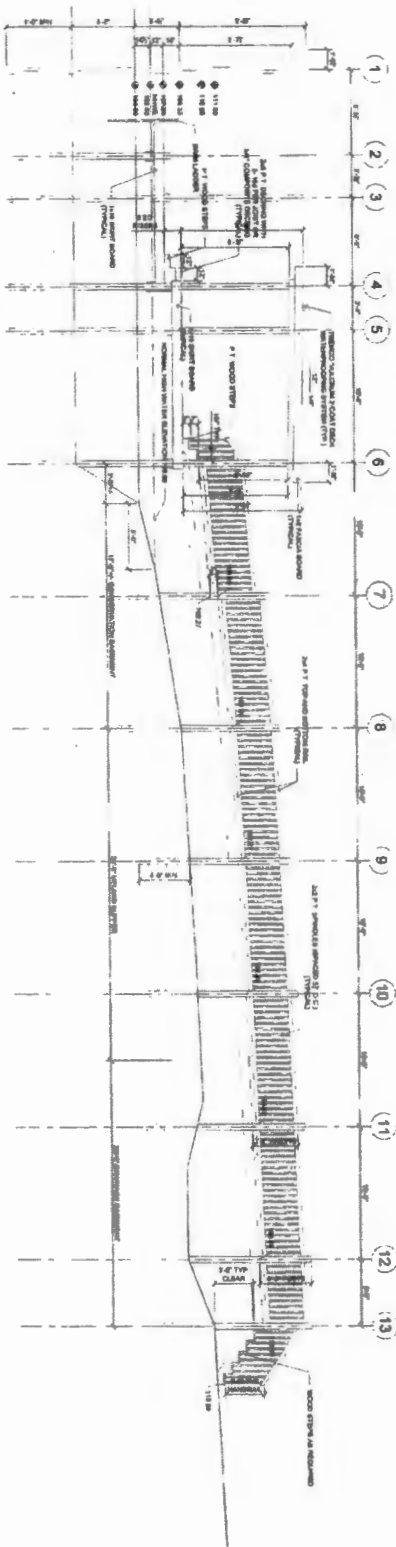
S2



NORTH ELEVATION

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. SEE SHEET 3 FOR FOUNDATION DETAILS.

SCALE: 1/4\"/>



SOUTH ELEVATION

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. SEE SHEET 3 FOR FOUNDATION DETAILS.

SCALE: 1/4\"/>

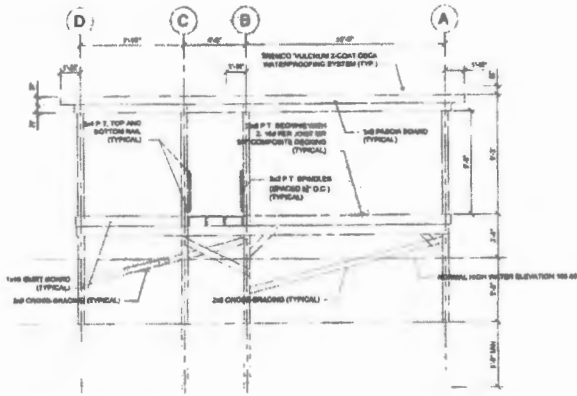
SHEET NUMBER  
**S3**

**CAM BRADFORD BUILDER**  
**PROPOSED BOAT DOCK**  
LOT 5, SAWYER SOUND, ORANGE COUNTY, FLORIDA

**PAUL N MEDLEY**  
Architect  
1814 NE 14th Avenue, Suite 200  
Fort Lauderdale, FL 33304  
Phone: 352.773.7771  
Fax: 352.773.7772  
www.paulmedley.com



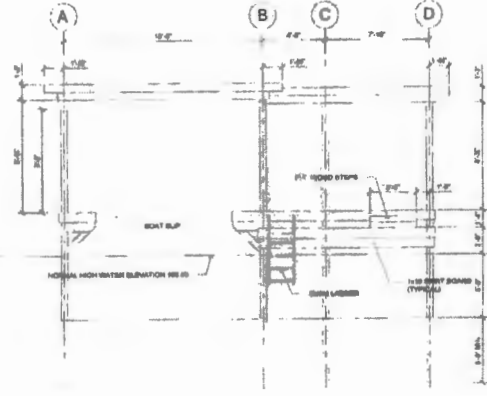
DATE	REVISION



**EAST ELEVATION**

MATERIAL DESIGNATIONS SHOWN AS "TYP" OR "TYPICAL" APPLY IN ALL REGULAR LOCATIONS  
SEE SHEET S4 FOR ADDITIONAL DESIGNATIONS

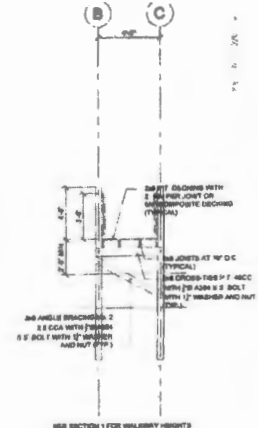
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**WEST ELEVATION**

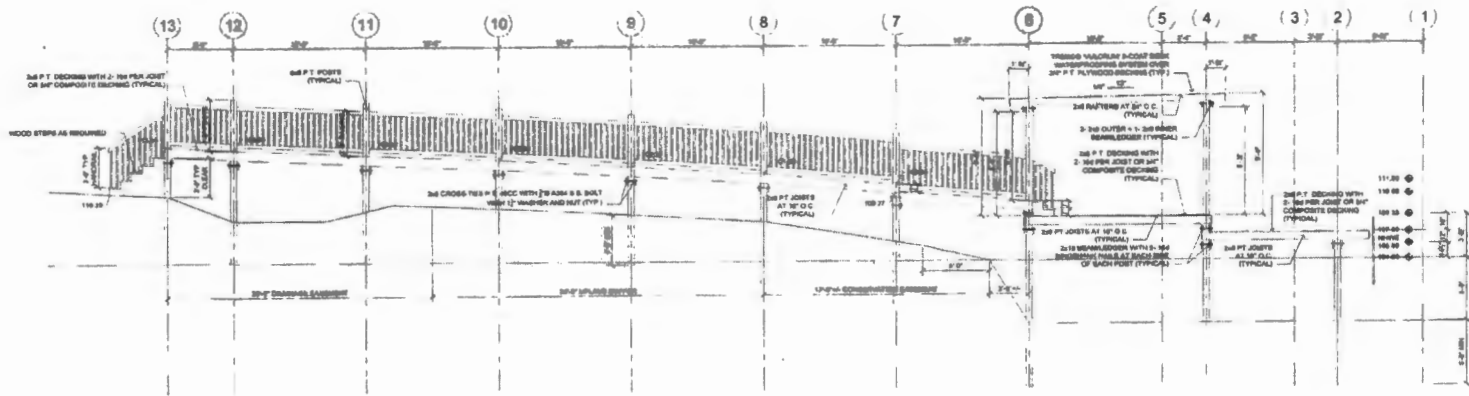
MATERIAL DESIGNATIONS SHOWN AS "TYP" OR "TYPICAL" APPLY IN ALL REGULAR LOCATIONS  
SEE SHEET S4 FOR ADDITIONAL DESIGNATIONS

SCALE: 1/4" = 1'-0"



**SECTION 2**

SCALE: 1/4" = 1'-0"



**SECTION 1**

MATERIAL DESIGNATIONS SHOWN AS "TYP" OR "TYPICAL" APPLY IN ALL REGULAR LOCATIONS  
SEE SHEET S4 FOR ADDITIONAL DESIGNATIONS

SCALE: 1/4" = 1'-0"

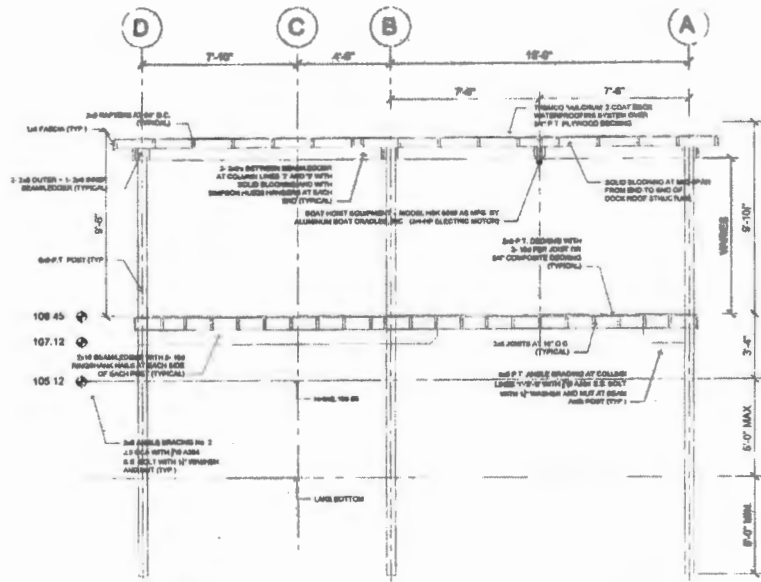
DATE	REVISION
10-01-17	



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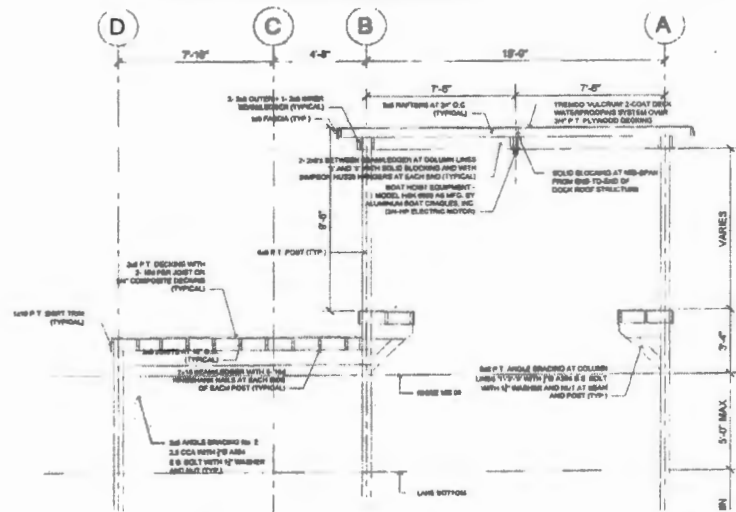
**CAM BRADFORD BUILDER**  
**PROPOSED BOAT DOCK**  
LOT 5, SAWYER SOUND, ORANGE COUNTY, FLORIDA

SHEET NUMBER  
**S4**



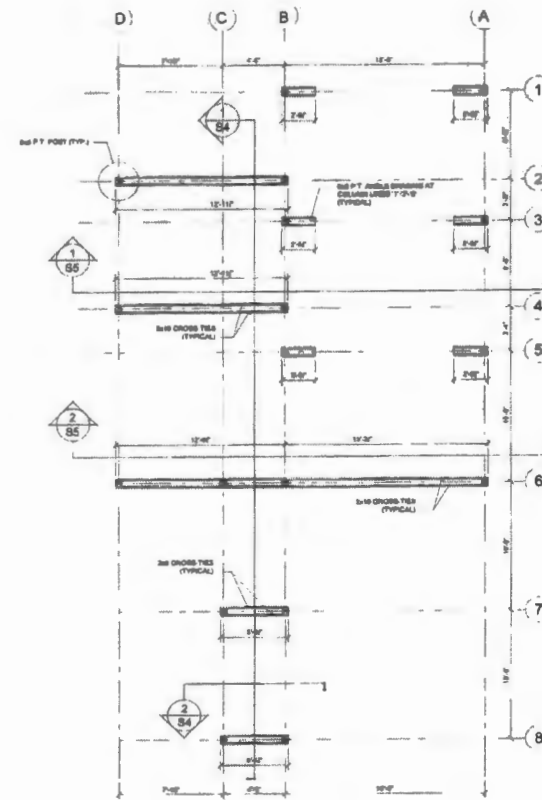
SECTION 2  
STRUCTURAL CROSS-SECTION SHOWN AS TYPICAL OR TYPICAL, APPLY IN ALL SIMILAR LOCATIONS

SCALE: 1/2" = 1'-0"



SECTION 1  
STRUCTURAL CROSS-SECTION SHOWN AS TYPICAL OR TYPICAL, APPLY IN ALL SIMILAR LOCATIONS

SCALE: 1/2" = 1'-0"



SUBSTRUCTURE FRAMING PLAN

NOTE: SEE FIELD ON SHEET S5 FOR ADDITIONAL SPECIFICATIONS

SCALE: 1/2" = 1'-0"



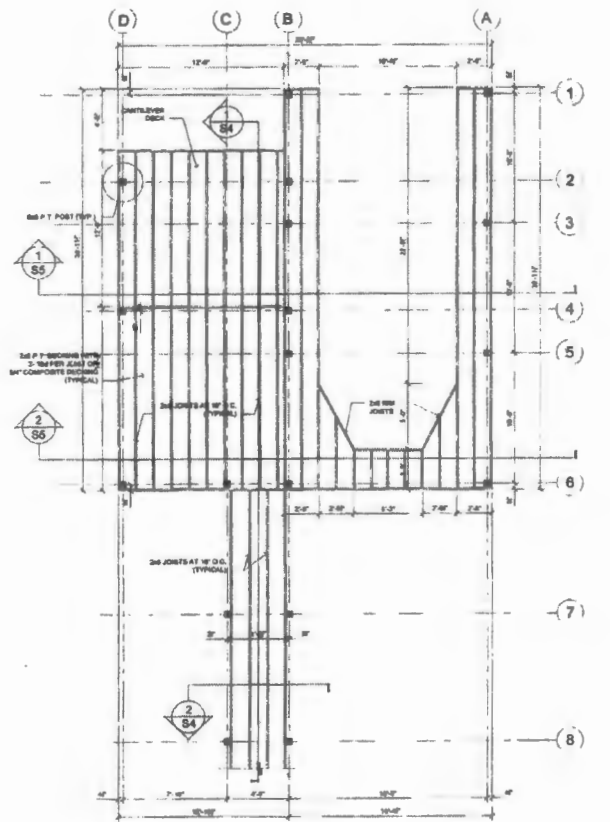
DATE	REVISION
10/01/17	



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**CAM BRADFORD BUILDER**  
**PROPOSED BOAT DOCK**  
LOT 5, SAWYER SOUND, ORANGE COUNTY, FLORIDA

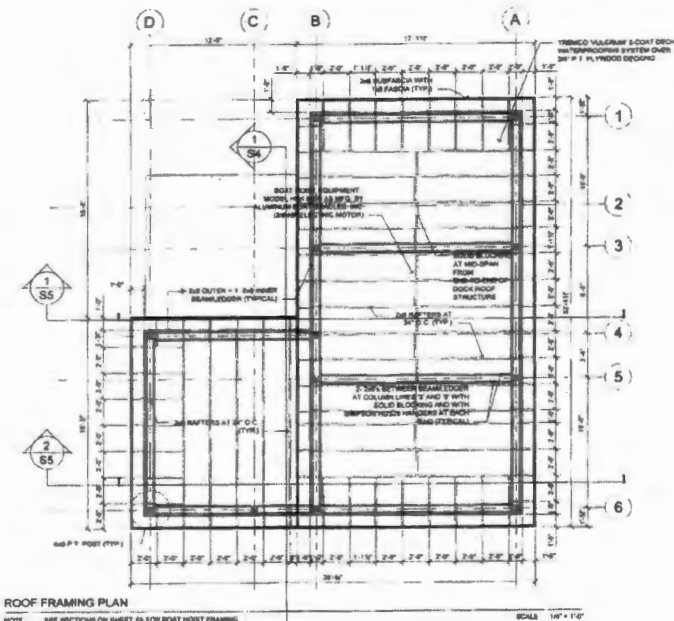
SHEET NUMBER  
**S5**



DECK FRAMING PLAN

NOTE: SEE TABLE ON SHEET S1 FOR CONNECTOR SPECIFICATIONS

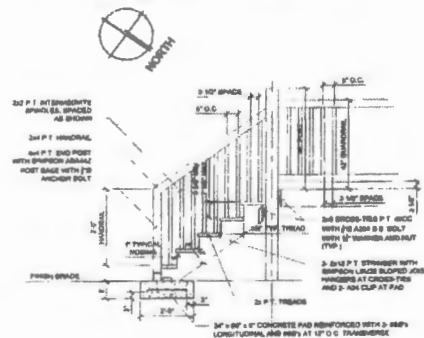
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

NOTE: SEE SECTIONS ON SHEET S3 FOR BOAT HOIST FRAMING  
NOTE: SEE TABLE ON SHEET S1 FOR CONNECTOR SPECIFICATIONS

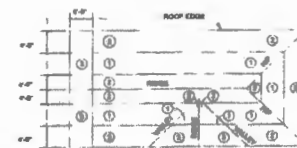
SCALE: 1/4" = 1'-0"



TYPICAL STAIR SECTION

SEE PLANS, ELEVATIONS AND SECTIONS FOR  
DIMENSIONS, TREADS AND RISER HEIGHTS AND BUILDS

SCALE: 1/4" = 1'-0"



TYPICAL ROOF RAILING ZONES

NOT TO SCALE

DATE	REVISIONS
10.25.17	



**PNM**  
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**CAM BRADFORD BUILDER**  
**PROPOSED BOAT DOCK**  
LOT 5, SAWYER SOUND, ORANGE COUNTY, FLORIDA

SHEET NUMBER  
**S6**

View of Conservation  
Easement/Proposed  
Dock Location





View of lakeshore from  
neighboring property





ENVIRONMENTAL  
PROTECTION  
COMMISSION

Jonathan Huels  
Chairman

Mark Ausley  
Vice Chairman

Sally Atwell

Flormari Blackburn

Mark Corbett

Oscar Anderson

David Ward

ENVIRONMENTAL PROTECTION DIVISION

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

3165 McCroby Place, Suite 200  
Orlando, FL 32803-3727  
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ORANGE COUNTY  
ENVIRONMENTAL PROTECTION COMMISSION  
December 13, 2017

PROJECT NAME: Santos Boat Dock  
PERMIT APPLICATION NUMBER: BD-17-05-050  
LOCATION/ADDRESS: 5012 Sawyer Cove Way, Windermere, Florida 34786

**RECOMMENDATION:** Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(b), approve the request for a variance to Orange County Code, Chapter 15, Article IX, Section 15-343(a) (side setback distance) and approve the request for a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size), with the condition that the applicant pay \$870 to the Conservation Trust Fund as mitigation for shading impacts caused by the additional terminal platform size within 60 days of the decision of the Board of County Commissioners for the Ruben and Monique Santos Dock Construction Permit BD-17-05-050.

☒ EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

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

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Signature of EPC Chairman: \_\_\_\_\_

EPC RECOMMENDATION DATE: 12/13/2017