



Interoffice Memorandum

AGENDA ITEM

June 13, 2018

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: July 10, 2018 – Consent Item  
Environmental Protection Commission recommendation for a  
variance request for the Ronald Karpiuk Dock Construction Permit  
BD-18-04-042

Ronald Karpiuk is requesting a variance to Section 15-342(a) (water depth) for Dock Construction Permit BD-18-04-042. The project site is located at 11458 Lake Butler Boulevard on Lake Butler. The Parcel ID number is 07-23-28-5616-01-490. The subject property is located in District 1.

On April 4, 2018, the Environmental Protection Division (EPD) received an Application to Construct a Dock for a new boat dock on the subject property that also included an Application for Variance to Section 15-342(a) (water depth). Orange County Code allows for a maximum of a 5-foot water depth for mooring areas. The applicant is proposing to build a new dock that has a water depth of eight feet, six inches in the mooring area; therefore, a variance is required.

Pursuant to Orange County Code, Chapter 15, Article IX, EPD staff evaluated the proposed variance application and required documents. EPD received signed and notarized letters from each property owner within 300 feet of the subject property in support of the variance request.

During the May 30, 2018 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 15-342(a) (water depth).

**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 15-342(a) (water depth) for the Ronald Karpiuk Dock Construction Permit BD-18-04-042. District 1

JVW/DJ: mg  
Attachments



ENVIRONMENTAL  
PROTECTION  
COMMISSION

Jonathan Huels  
*Chairman*

Mark Ausley  
*Vice Chairman*

Oscar Anderson

Perry Barnum

Florian Blackburn

Mark Corbett

Theodore Gertz

ENVIRONMENTAL PROTECTION DIVISION

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

Environmental Protection Division

3165 McGarry Place, Suite 200

Orlando, FL 32803-3727

407-836-1400 • Fax 407-836-1499

www.ocfl.net

ORANGE COUNTY  
ENVIRONMENTAL PROTECTION COMMISSION  
May 30, 2018

PROJECT NAME: Ronald Karpiuk Boat Dock  
PERMIT APPLICATION NUMBER: BD-18-04-042  
LOCATION/ADDRESS: 11458 Lake Butler Boulevard, Windermere, FL 34786

RECOMMENDATION:

PURSUANT TO ORANGE COUNTY CODE, CHAPTER 15, ARTICLE IX, SECTION 15-350(b), APPROVE THE REQUEST FOR VARIANCE TO ORANGE COUNTY CODE, CHAPTER 15, ARTICLE IX, SECTION 15-342(a) (WATER DEPTH), FOR THE RONALD KARPIUK BOAT DOCK CONSTRUCTION PERMIT BD-18-04-042.

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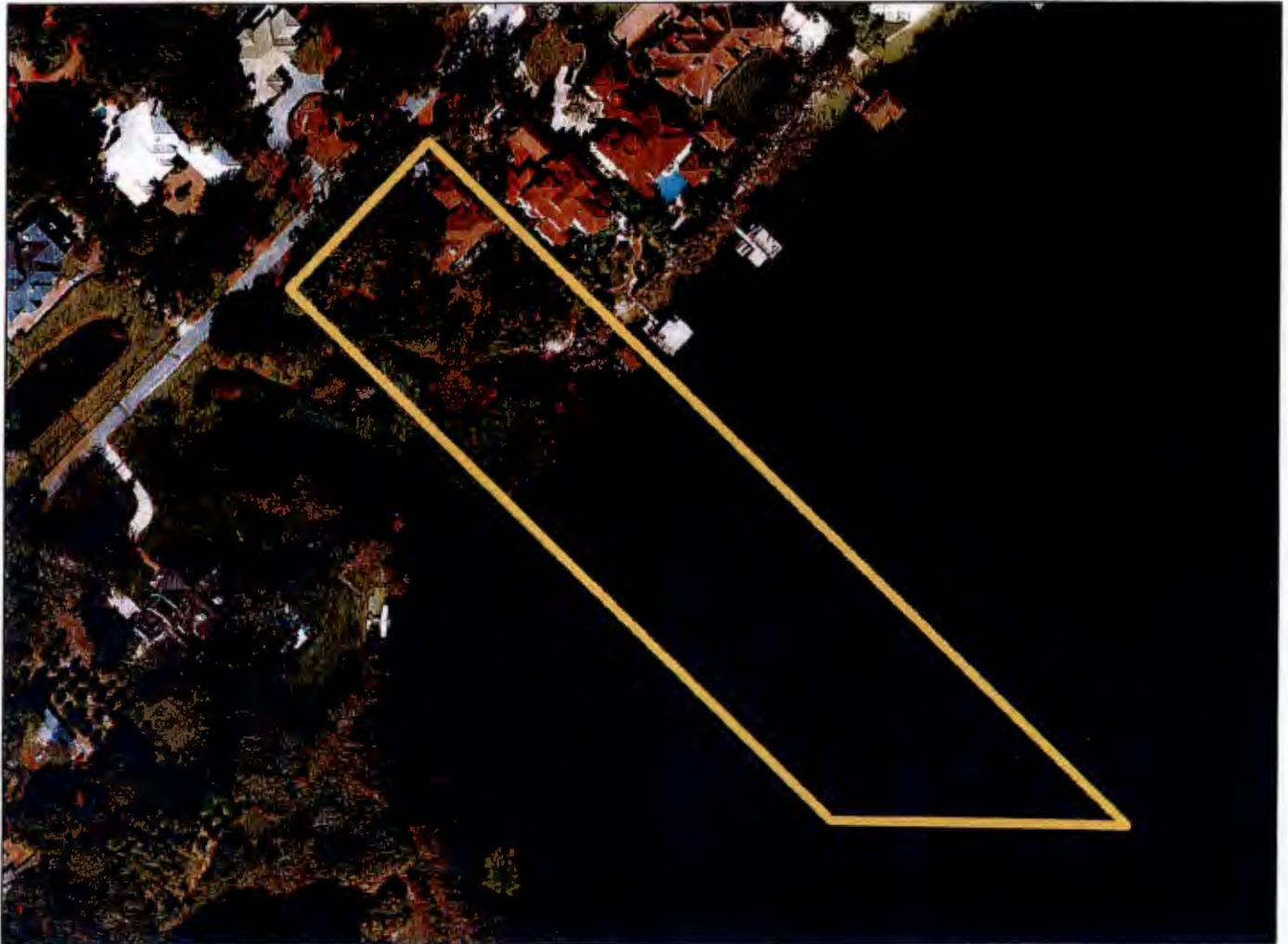
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Signature of EPC Chairman: \_\_\_\_\_

EPC RECOMMENDATION DATE: 05/30/18

# Dock Construction Application for Variance



## Dock Construction Application for Variance

BD-18-04-042

District #1

**Applicant:** Ronald Karpiuk

**Address:** 11458 Lake Butler Blvd

**Parcel ID:** 07-23-28-5616-01-490

**Project Site**



**Property Location**





OCEPD APR 20 18 AM 9:342

## 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, Ricardo M. Faloh on behalf of Ronald H. Karpiuk (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15-342 (a) 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):

Existing lake topo drops quickly from 4' to 8+ feet of depth within the existing and new footprint. Moving the proposed boathouse closer to the shoreline will not provide sufficient water depth to moor safely.

The platform requires 30" of water depth.

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

The abutting owners boathouse is also within this water depths and is further out into the lake than the our existing and proposed boathouse replacement!

### 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: Ricardo M. Faloh

Signature of Applicant/Agent [Signature]

Date: 4/4/2018

Corporate Title (if applicable): President

May 8, 2018

Hugh and Diane O'Shaughnessy  
11426 Lake Butler Blvd.  
Windemere, FL 34786

**NOTICE OF APPLICATION  
FOR VARIANCE**

In accordance with the rules and regulations that have been adopted by Orange County, the Environmental Protection Division (EPD) hereby notifies you that an application for variance associated with an application to construct a dock has been received for the following property:

**Applicant: Ronald H. Karpiuk**  
**Subject Site Address: 11458 Lake Butler Boulevard**  
**Application No.: BD-18-04-042**  
**Lake Name: Butler, Orange County Commission District: 1**

The applicant, Ronald H. Karpiuk, is requesting a variance to Orange County Code, Chapter 15, Article IX, Section 15-342(a), water depth. Mr. Karpiuk is requesting for the proposed boat dock structure to have a water depth of 8'6" at the end of the terminal platform. Orange County Code states that the water depth shall be a maximum depth of five (5) feet as measured from the Normal High Water Elevation.

All permits and permit applications are public documents that are available for examination by citizens. You are welcome to view any of these records during regular business hours at EPD or you can view these records online at <https://fasttrack.ocfl.net>. If you choose to come to the EPD office to view records it may be convenient to call in advance to arrange an appointment.

If you should have any questions concerning this review, please contact Julie Sims at (407) 836-1494 or [Julie.Sims@ocfl.net](mailto:Julie.Sims@ocfl.net).

As an affected property owner, I have no objection to the request for variance as outlined in this notice.

Hugh O'Shaughnessy

Print Name

Signature

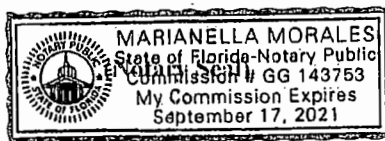
Date

Diane O'Shaughnessy

Notary:

I certify that on 05-08-18, before me, Marianella Morales an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Hugh O'Shaughnessy, to me known to be the person described in this instrument or to have produced Florida Driver's License, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8th day of May, in the year 2018.



Marianella Morales  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 09-17-21

DATE: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Address: \_\_\_\_\_

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FOR VARIANCE**

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If you should have any questions concerning this review, please contact Julee Sims at (407) 836-1494 or [Julee.Sims@ocfl.net](mailto:Julee.Sims@ocfl.net).

As an affected property owner, I have no objection to the request for variance as outlined in this notice.

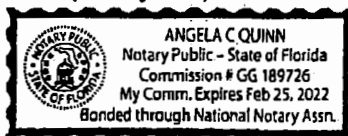
MATTHEW GANOUSEY [Signature] 5/4/18  
Print Name Signature Date

Notary:

I certify that on May 4, 2018, before me Matthew Ganousey an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Matthew Ganousey to me known to be the person described in this instrument or to have produced identification, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 4 day of May, in the year 2018.

(Notary Seal)



[Signature]  
Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 2/25/2022

DATE: 05/03/2018

Name: Robert Murray Russell  
Address: 11442 Lake Butler Blvd  
Address: Windermere, FL 34786

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**FOR VARIANCE**

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As an affected property owner, I have no objection to the request for variance as outlined in this notice.

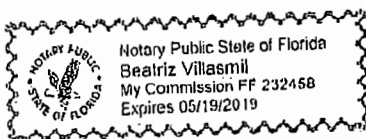
Robert Russell [Signature] 5/3/2018  
Print Name Signature Date

Notary:

I certify that on 05/03/2018, before me, Beatriz Villasmil, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Robert Russell, to me known to be the person described in this instrument or to have produced 4106033836, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 3rd day of May, in the year 2018.

(Notary Seal)

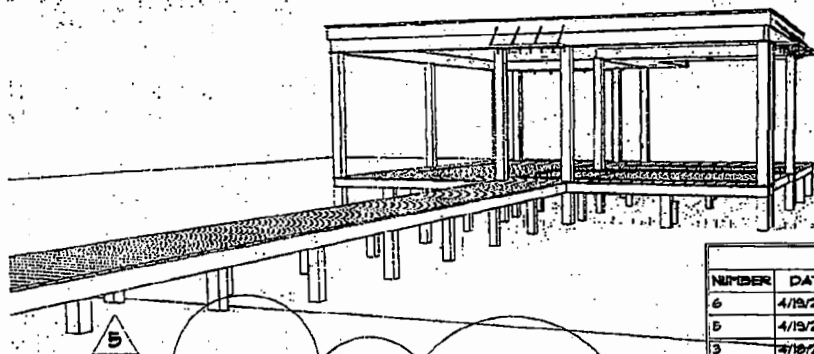


[Signature]  
Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 05/19/19

MICHAEL A. THOMPSON  
P.E. 47309  
This item has been  
electronically signed  
and sealed by Michael A.  
Thompson using a  
Digital Signature.  
Printed copies of this  
document are not  
considered signed and  
sealed and the signature  
must be verified on any  
electronic copies.  
2018.04.19 14:25:06  
-0407



#### Code Compliance and General Notes

Provide Turbidity Barrier During Demolition and Construction.

Lake Butler N.H.W.E. 98.46' per Orange County

Terminal Platform Water Depth 4.5 to 8.5'

Terminal Walkway Elevation to Match Terminal Platform Elevation

Roof Height from N.H.W.E. 14.5'

Side Botback 6' (Existing Location)

Shoreline 57L466B'

Area Calculations: Terminal Platform 994 sqft. Walkway 236 sqft.

Proposed Dock and Boat House are for Private use Only.

REVISION SCHEDULE		
NUMBER	DATE	REVISION NOTE
6	4/19/2018	Added 5' Lake Bottom Topographical
5	4/19/2018	Updated Shoreline to include Unreared Lot
3	4/19/2018	Increased to 16' Side Bot Back
4	4/19/2018	Added Shoreline to include Unreared Lot
1	4/19/2018	Added 5' Lake Bottom Topographical
1	4/19/2018	Increases from 10' to 16'
2	4/19/2018	Decreased by 6'

**Design Standards**  
The following are general design standards. More stringent design standards may be noted on the plans.  
**General Requirements**  
Reproduction of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown is correct and obligates himself to any expense, risk or liability arising from their use.  
A change to the structural design due to the acceptance of alternate material substitutes is the responsibility of the contractor and must be submitted to the engineer for approval. The general contractor and each subcontractor shall verify all existing conditions prior to the start of any work. All roommates shall be reported to the designer and/or structural engineer. If needed, should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and change without the review and approval from the designer and/or structural engineer.  
The designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

**Design Codes**  
Florida Building Code 2017  
The Aluminum Association Manual edition AISC 140  
Galvanized Steel  
All bolts shall be galvanized be ASTM A325, grade 50 threaded round stock, with a minimum yield stress of 50,000 psi.  
Tiebars

**Design Loads**  
Pursuant to Chapter 1609 LL (Table 1609.5.1.1.1 Section 1609.5.1.1.1)  
Ultimate Wind 140 mph at 3 second gust (30 per minute)  
Risk Category II (Table 1609.5.1.1.1)  
FRC 1609.5.1.1.1 AISC 140, Section 28.7.1.1  
Deck Live Load 80 per Deck Load 10 per  
Roof Live Load 20 per Deck Load and Handrail 200 per  
Guardrail 1600 components 80 per  
Components and cladding design wind pressure = 36 per AISC 140

Design in accordance with the National Design specifications for wood construction, with loading in accordance with the Florida Building Code. All graded structural lumber shall be pressure treated and meet the following minimum requirements:  
Minimum bending stress = 2500 psi (Min. 1 Class 20, Min. 2 Young Modulus = 1,800 ksi)  
Minimum of 24 modulus content.  
Contractor shall use Southern Yellow Pine No. 2 or U.S. 1.  
Lumber shall be of nominal sizes. Lumber shall be finished in finished sizes meeting the requirements of the American Softwood Lumber Standard.

**Structural Aluminum**  
Conforms to latest edition of Aluminum Association of Florida standard practices for aluminum design.  
All sections shall be 6061-T6 (R-10,000 ksi Fy = 35 ksi)  
Concrete  
Conforms to ACI 318, latest edition and ACI 301  
Compressive ultimate strength (modulus at 28 days) shall be 3,000 psi  
Reinforcing Steel  
Conforms to ACI 318 and 308, latest edition. All reinforcement steel shall be ASTM A640 Grade 60.  
Smooth deformed bars shall be ASTM A640

**Structural Steel**  
Conforms to latest edition of AISC for structural steel  
All steel of standard practice for steel buildings and  
All structural steel shall be ASTM A572, Gr. 50 (50,000 ksi Fy = 36 ksi) (Spring pretensioned without  
prior approval as to location and type. Drilling of holes in steel members is prohibited. Any  
member with damaged holes must be replaced.

**Welding**  
Conforms to for welding in building by the  
American Welding Society, latest edition.  
Steel Weld 1/4" AISC D11 latest edition. E70XX electrodes Aluminum Weld 1/4" AISC D12 latest edition. After  
ATIG 5356 or equal.  
Connection welds to be steel for forces and reactions bottomed. All steel welds shall be E70XX or  
hydrogen, 250 degrees min. Welds shall be full penetration welds at all points of contact.

#### DRAWING SCHEDULE

Front Cover Sheet	1
Existing Conditions	2
Proposed Site Plan	3
Floor & Floor Framing	4
Piling Plan and Elevations	5
Cross Sections	6
Roof Framing and Structural	7
Electrical and Plumbing	8

THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH  
AND WITH THE ASSUMPTIONS OF DESIGN BASED ON THE  
FLORIDA BUILDING CODE, 2017 EDITION, AND  
AISC 140 FOR STEEL DESIGN AND AISC 318 FOR CONCRETE DESIGN.  
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FLORIDA BUILDING CODE, 2017 EDITION, AND  
AISC 140 FOR STEEL DESIGN AND AISC 318 FOR CONCRETE DESIGN.

1/8  
Front Cover Sheet

APPROVED: [Signature]

CHECKED BY: [Signature]

DATE: Thursday, April 19, 2018

SCALE: 1/8" = 1'-0"

DESIGNED BY: [Signature]

DATE: Thursday, April 19, 2018

PROJECT: [Project Name]

CLIENT: [Client Name]

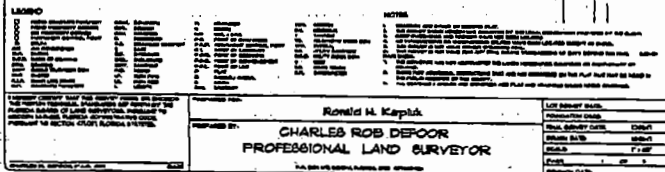
LOCATION: [Location]

PROJECT NO.: [Project Number]

DATE: [Date]

LEGAL DESCRIPTION: LOTS 142 AND 143 AND THE UNDERSHED LEFT YARD BETWEEN LOT 142 AND LOT 143, PERCIVAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "W", PAGE 181, RECORD 16 OF ORANGE COUNTY, FLORIDA.

PART OF THE ABOVE REPRESENTED PROPERTY IS LOCATED IN PUBLIC "A", AREA OF THE TOWN FLOODING, WITH A BASE FLOOD ELEVATION OF 10.1, WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE "W", AREA OF TOWN FLOODING, AS PER TOWN, COUNTY FLOOD, INC. SUBORDINATE C, ORANGE COUNTY, FLORIDA. MAP DATED SEPTEMBER 18, 2008.



APPROVED: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

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As Moned  
y: Ricardo  
unday, Ap

\_\_\_\_\_

Falch C

1	

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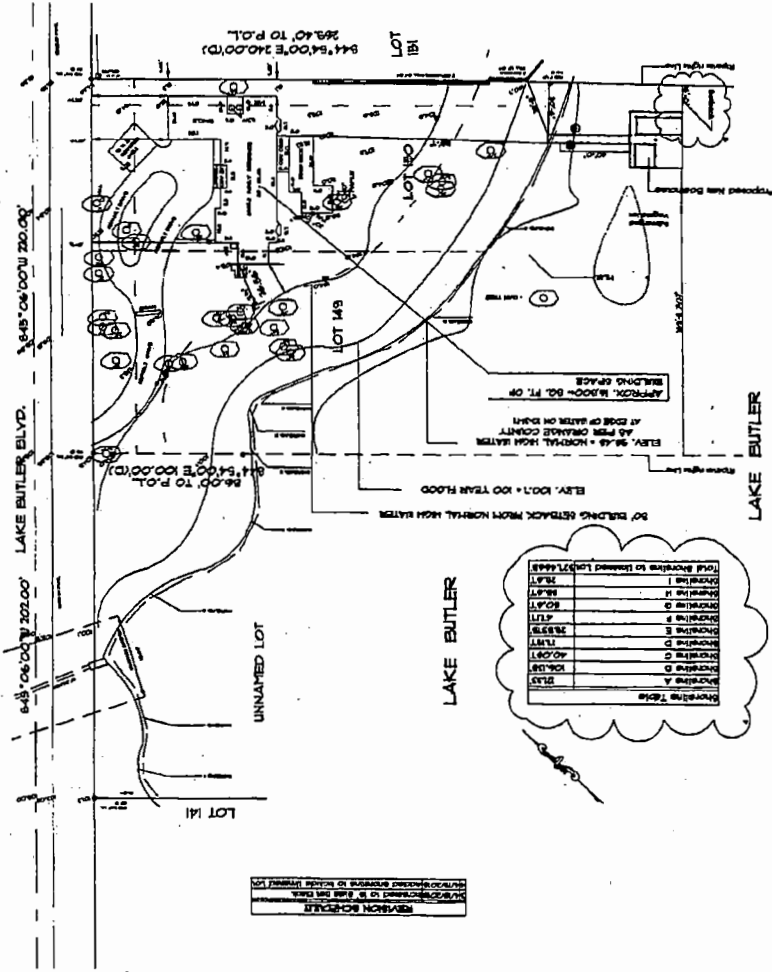
**Campluk**

1

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

[illegible]

Proposed Site



MICHAEL A. THOMPSON  
 P.E. #2598  
 This item has been  
 and decontaminated signed  
 released by Michael A.  
 Thompson as a  
 Original Signature. Printed  
 copies of this document  
 were considered  
 signed and sealed and  
 returned and my electronic  
 copies.  
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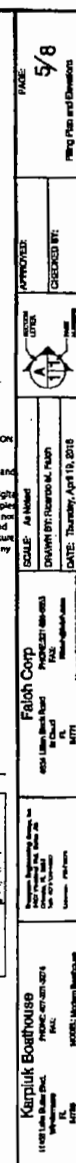
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<b>Kendrick Bookends</b> 11 Mill Street Portland, ME 04108 PHONE: 407-297-2224 FAX: 407-297-2224 E-MAIL: kbookends@comcast.net URL: www.kendrickbookends.com		Proposed beginning and end dates: Start: 10/1/07 End: 10/31/07 Location: Portland, ME		<b>Fallin' Camp</b> PROJECT ID: 007-0002 OFFICE: 007-0002 OFFICE ADDRESS: 11 Mill Street OFFICE CITY: Portland, ME 04108 OFFICE PHONE: 407-297-2224 OFFICE FAX: 407-297-2224 OFFICE E-MAIL: kbookends@comcast.net OFFICE URL: www.kendrickbookends.com		SCALE: 1" = 30'-0" DRAWING BY: Jennifer L. Nichols DATE: Thursday, August 16, 2006		 JENNIFER L. NICHOLS PROFESSIONAL ENGINEER STATE OF MAINE LICENSE NO. 10075		APPROVED: CHECKED BY: Proposed this 8/16/06		PAGE: <b>3/8</b>	
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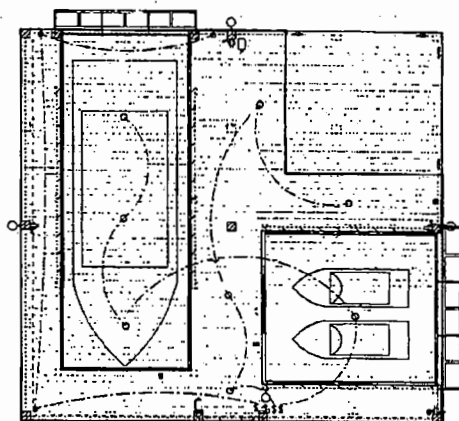


Section A  
SCALE: 1/4" = 1'-0"

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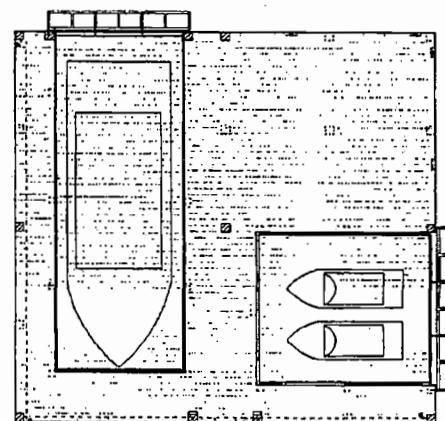
1" Waterline to Main House

**Electrical Plan**  
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
pot light	8	○
ceiling outlet single	3	□
outlet up	4	○
switch 3 way	2	○
tripout chain	1	○
switch	3	○
video camera	3	○
Flah Deck Light	5	○
Underwater Light	4	○

AREA SCHEDULE		
NAME	AREA	
Boston's Transit Platform	554.1 sq ft	
Access Gallery	28.0 sq ft	

Notes:  
1. See Notes  
2. See Notes  
3. See Notes  
4. See Notes  
5. See Notes  
6. See Notes  
7. See Notes  
8. See Notes  
9. See Notes  
10. See Notes



**Plumbing Plan**  
SCALE: 1/4" = 1'-0"

1" Waterline to Main House



MICHAEL A. THOMPSON  
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-C4507

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		APPROVED: DATE:	CHECKED BY: DATE:	PAGE: 9/8 Electrical and Plumbing



