

Development Services Public Hearing Items

Board of County Commissioners Meeting
June 11, 2024

5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

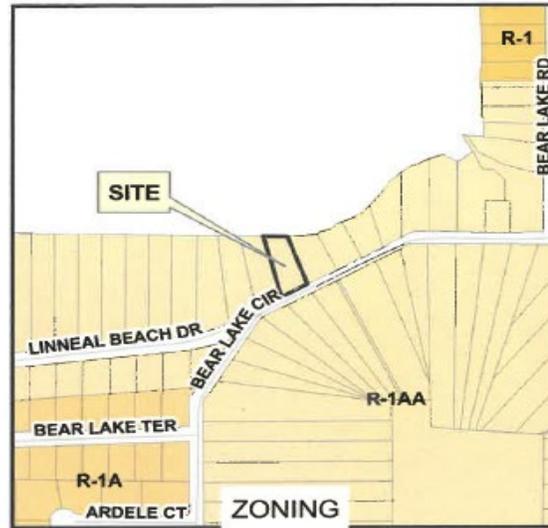
Applicant: Brian Smith

Request:

Consider approval of a dock, boat house, and boat slip consisting of 1,725 cumulative square feet, located on the north side of Bear Lake Circle, approximately 418 feet west of Linneal Beach Dr., more particularly known as 5819 Bear Lake Circle.

- Section 70.6 (g) of the LDCSC requires a Public Hearing before the Board on requests for boat docks/houses/gazebos that exceed 1,000 square feet in the aggregate.

ZONING AND LOCATION MAP



BRIAN SMITH
5819 BEAR LAKE CIR
APOPKA, FL 32703

SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
MAY 14, 2024

PARCEL #19-21-29-508-0000-0040





5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

Timeline

1979

- Original dock, boat house, and boat slip were built.

2014

- Building Permit issued
 - Moved boat slip, constructed new boat house and deck addition onto existing Dock
- No Additional Approvals on file
 - Sought or Granted by the Board of County Commissioners

2022

- General Permit issued by Florida Department of Environmental Protection
 - Approved construction of dock and decking of up to 1,970 square feet

5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

2013 Aerial View - Existing Pre-1979 Dock, Boat House, and Boat Slip



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2014 Aerial View - Dock, Boat House, and Boat Slip



East Side

5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

2014 Aerial View - Dock, Boat House, and Boat Slip



West Side

Timeline (Continued)

December 2023

- Complaint Received
 - County Building Inspector confirmed construction activity
 - Materials on-site
 - Discussion with on-site construction crew
 - Boat House siding had been replaced
 - Dock was being replaced
 - Stop Work Order Issued
- Initial Notice of Violation Issued to Property owner of Record

Timeline (Continued)

January 2024

- Property Owner applied for Building Permit
 - Approval is required from Board of County Commissioners
 - Request exceeds 1,000 sq. ft. threshold

March 2024

- Final Notice of Violation Issued to Property owner of Record

May 2024

- New Notice of Violation Issued
 - Required by property ownership change
- Pending Statement of Violation and Special Magistrate Hearing date

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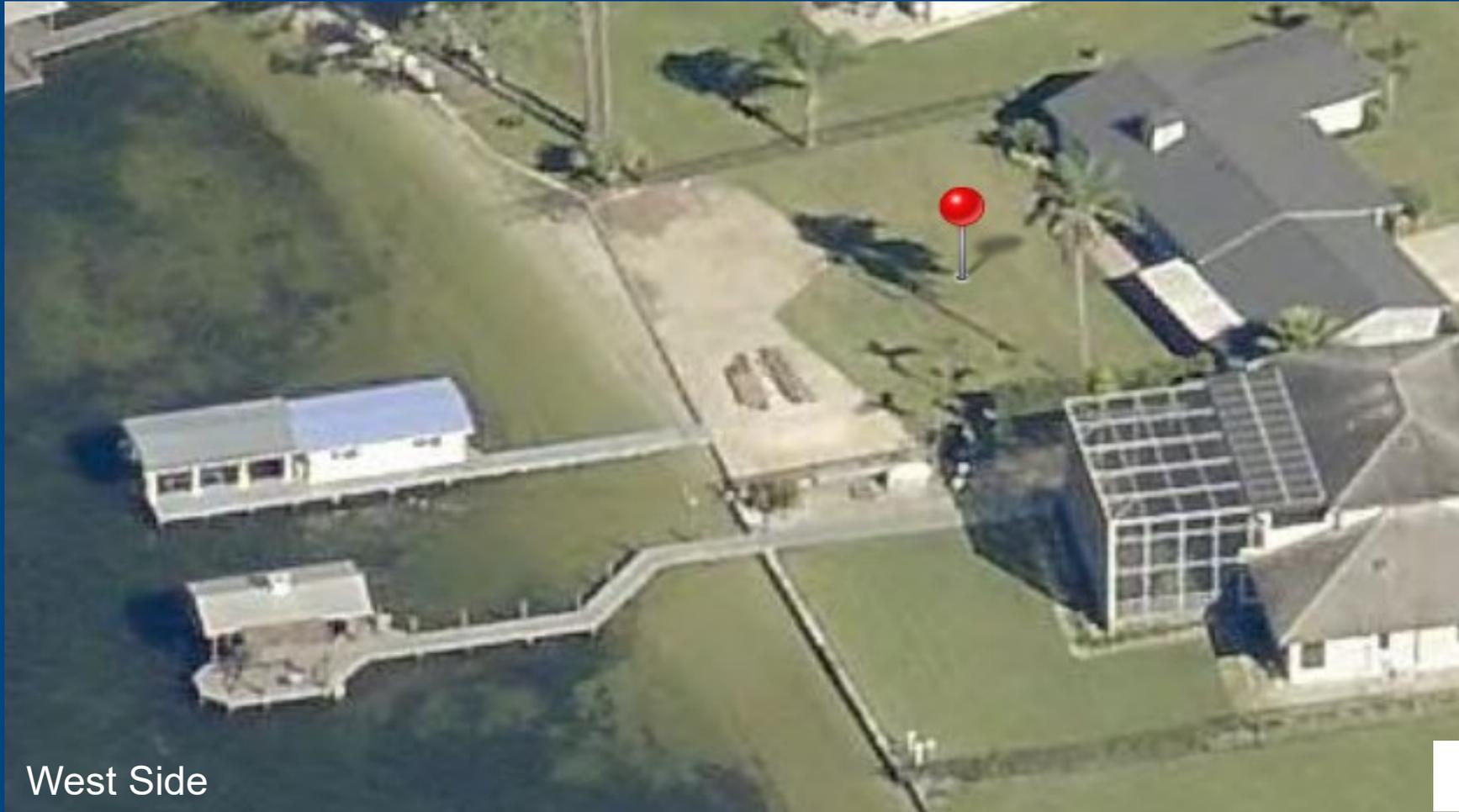
March 2024 - The existing dock, boat house, and boat slip



Photo by Vicki Hathaway
County Building Inspector
March 7, 2024

5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

2024 Aerial View – The existing dock, boat house, and boat slip



West Side

Photo Credit: Seminole County
Tax Assessor Website



5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

REQUEST

The Applicant proposes *constructing an additional six hundred fifteen (615) square feet* to the already reconstructed dock to accommodate a new seating area.

The total square footage of the existing dock, boat house, and slip combined is 1,110 square feet.

- Existing dock - approximately 557 sq. ft.
- Existing boat house - approximately 333 sq. ft.
- Existing boat slip - approximately 220 sq. ft.

Once complete, total square footage of the dock, boat house, and boat slip will be *1,725 square feet in the aggregate*.

- Other construction items in process:
 - Replacement of pilings
 - Replacement of boards along the dock
 - Replacement of siding on the existing boat house.

5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

Current State of dock, boat house, and boat slip



Photo by Mary Robinson
Planner/Code Enforcement
May 10, 2024



5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

Review Criteria

Sec. 70.7. Permit issuance criteria. In granting or denying permits for dredging, filling, or other related activities, the following must be considered:

- (a) Minimization of turbidity in streams, wetlands, and estuarine areas (summary verbiage).
- (b) The possible effect on water quality.
- (c) The possible effect on the propagation of wildlife, fish, and Aquatic Plants, and animals.
- (d) The possible effect on all property owners fronting the body of water involved.
- (e) The possible negative effect on NHWE and flood stages.
- (f) The possible effect upon the public health, safety, comfort, good order, appearance, prosperity, and general welfare.
- (g) The recommendations of any governmental or professional agencies.
- (h) The possible effect upon the safe navigation of vessels and watercraft.



5819 BEAR LAKE CIRCLE BOAT DOCK/HOUSE DREDGE AND FILL PERMIT

Requested Board Action:

That the Board of County Commissioners approve the request for a dock, boat house, and boat slip consisting of 1,725 cumulative square feet, located on the north side of Bear Lake Circle, approximately 418 feet west of Linneal Beach Dr., more particularly known as 5819 Bear Lake Circle.