

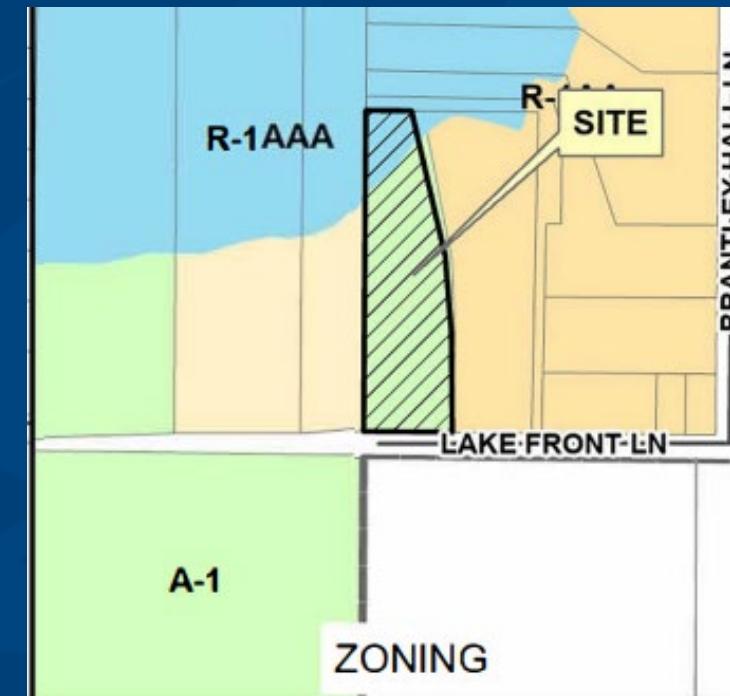


BOAT DOCK/HOUSE FOR 975 LAKE FRONT LANE

Applicant: Jonarea Hansen, Authorized Agent

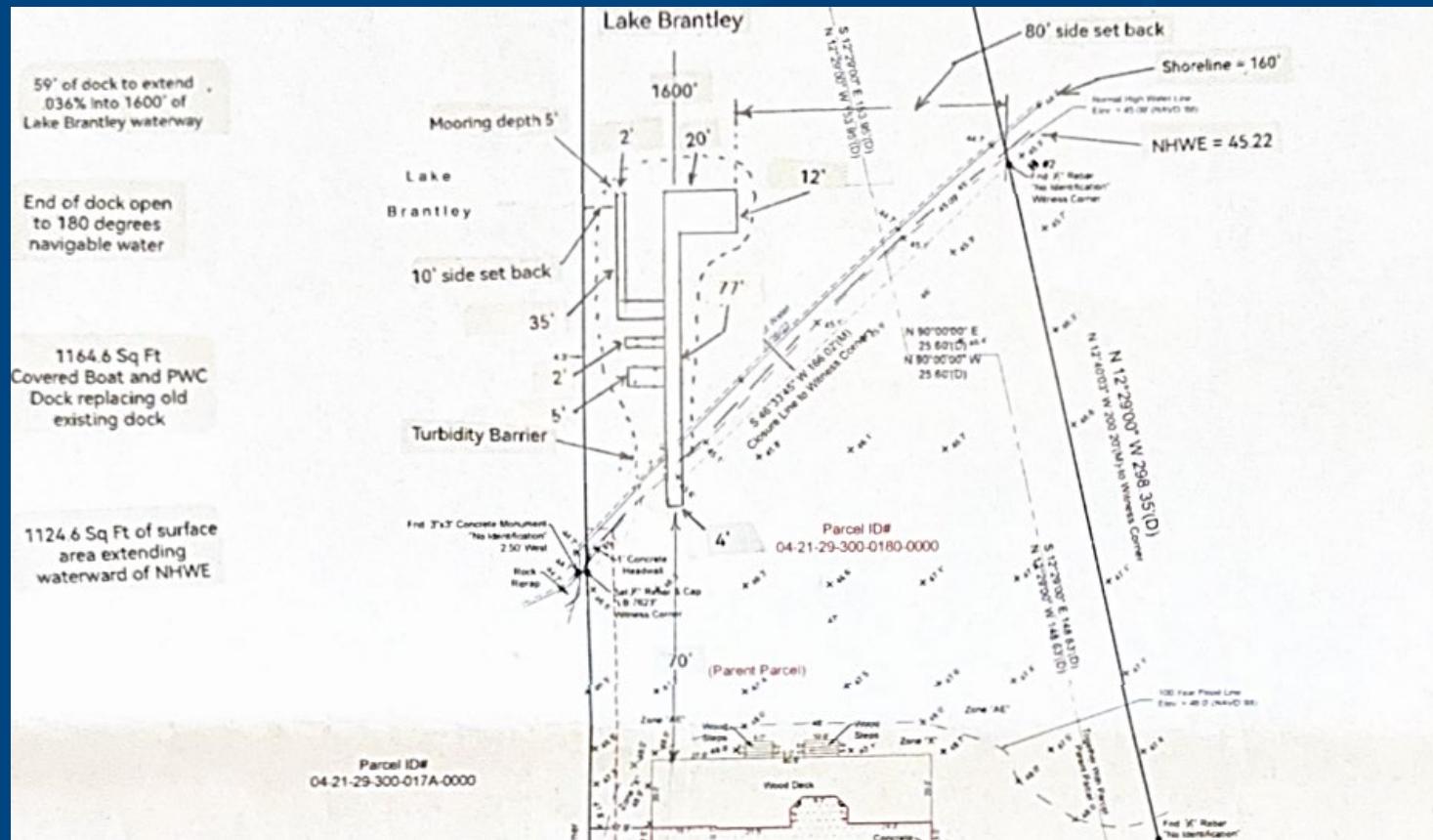
Request: Consider approval of a 1,123 square foot boat dock/house on the north side of the Lake Front Lane, approximately 1,106 feet west of Brantley Harbor Drive, more particularly known as 975 Lake Front Lane.

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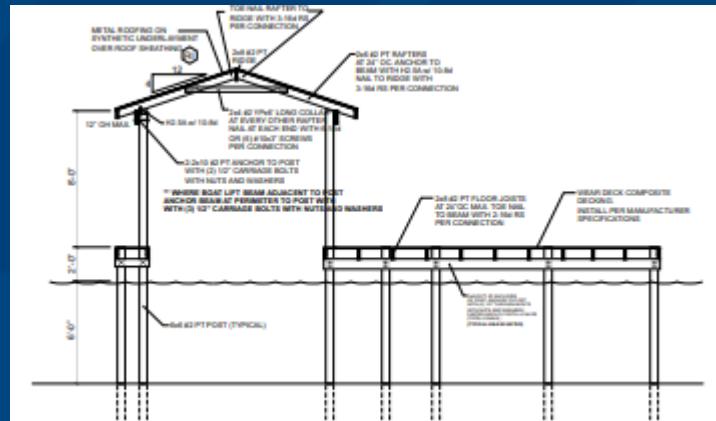
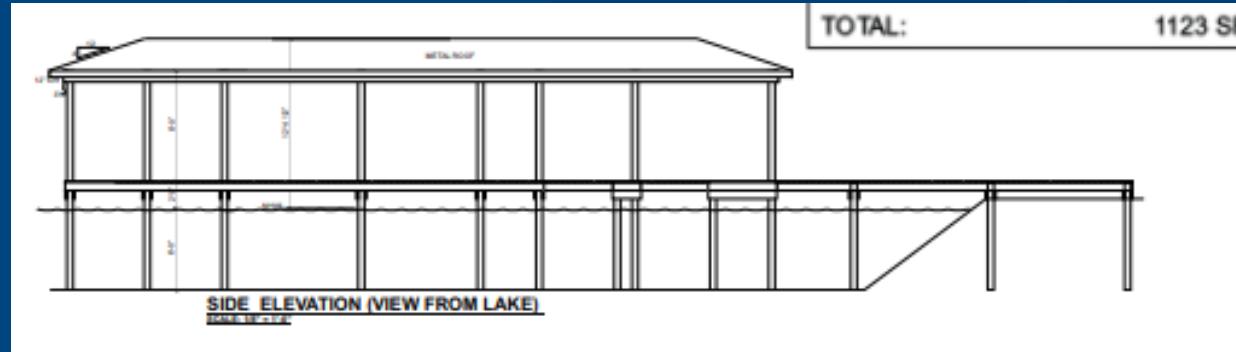




BOAT DOCK/HOUSE FOR 975 LAKE FRONT LANE



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AREA:	
WALKWAY:	230 SF
SIDE WALKWAY:	41 SF
OPEN DECK:	227 SF
COVERED BOAT HOUSE/ PWC SLIP/ WALKWAY WITHOUT OVERHANG:	625 SF
TOTAL:	1123 SF

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Background:

- The Applicant is proposing to reconstruct an existing boat dock/house and walkway for a total square footage of 1,123 square feet. The boat dock/house open deck is 227 square feet, the covered boat house and slip including the side walkway is 666 square feet, and the four (4) foot wide walkway from the shore to the deck platform is 230 square feet.
- The property is located on Lake Brantley, which is 287 acres with a mean depth of twelve (12) feet.
- Section 70.6 (g) of the LDC requires a public hearing before the Board of County Commissioners on requests for building permits for boat docks that exceed 1,000 square feet.

BOAT DOCK/HOUSE FOR 975 LAKE FRONT LANE

Criteria for review:

Pursuant to Section 70.7 of the LDC the following is required to be met:

- **Turbidity Control:** Construction impacts will be minimized using turbidity barriers, which must be shown on the Site Plan at permit application submission.
- **Water Quality:** Minimal impact expected due to the large surface area of Lake Brantley (287 acres) and the dock's placement 668 feet from the shoreline.
- **Wildlife & Aquatic Life:** The lake provides a sufficient environment for wildlife, fish, and aquatic species.

BOAT DOCK/HOUSE FOR 975 LAKE FRONT LANE

Criteria for review:

- **Government & Agency Recommendations:** The Applicant was issued an Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) by the St. Johns Water Management District.
- **Navigation Safety:** The dock complies with code requirements, occupying less than 25% of the water body's width, ensuring no navigational hazards.



BOAT DOCK/HOUSE FOR 975 LAKE FRONT LANE

Requested Board Action:

Staff requests the Board of County Commissioners approve the request for a 1,123 square foot boat dock/house on the north side of Lake Front Lane approximately 1,106 feet west of Brantley Harbor Drive, more particularly known as 975 Lake Front Lane.