

# BOAT DOCK/HOUSE FOR 6657 SYLVAN WOODS DRIVE

Applicant: Michael Carpenter, Authorized Agent

Request: Consider approval of a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 3,255 feet west of Orange Blvd, more particularly known as 6657 Sylvan Woods Drive.

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## Background:

- The Applicant is proposing to construct a 3,372 square foot boat dock/house/walkway. The boat dock/house terminal platform is 664 square feet and the four (4) foot wide walkway from the shore (upland buffer) to the terminal platform is 2,520 square feet. The remaining square footage comprises the roof overhang, upland walkway and stairs.
- Sylvan Lake is a shallow lake, with a mean depth of seven (7) feet maximum depth of sixteen (16) feet and 188 acres.
- 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.

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## 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 Sylvan Lake (188 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.

# DREDGE AND FILL APPLICATION FOR 6657 SYLVAN WOODS DRIVE

## 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.
- **Impact on Property Owners:** The dock is centrally placed on the lot, meets required setbacks, and has minimal impact on neighbors.

# DREDGE AND FILL APPLICATION FOR 6657 SYLVAN WOODS DRIVE

## **Requested Board Action:**

Staff requests the Board of County Commissioners approve the request for a 3,372 square foot boat dock/house on the west side of the Sylvan Woods Drive approximately 3,109 feet east of Orange Blvd. more particularly known as 6657 Sylvan Woods Drive.