

Legislation Text

File #: 2023-237, **Version:** 1

Title:

Crowley Boat Dock/House - 220 Nob Hill Circle - Consider approval of a 1,578 square foot boat dock/house located on the northwest side of Nob Hill Circle, approximately 1,400 feet west of E. Lake Brantley Road, more particularly known as 220 Nob Hill Circle; (Shelia Cichra, Applicant) - District3 Constantine **(Mary Robinson Project Manager)**

Authorized By:

Rebecca Hammock

Division:

Development Services - Planning and Development

Contact/Phone Number:

Mary Robinson 407-665-7339

Motion/Recommendation:

1. Approve the request for a 1,578 square foot boat dock/house on property located on the northwest side of Nob Hill Circle, approximately 1,400 feet west of E. Lake Brantley Road, more particularly known as 220 Nob Hill Circle; or
2. Deny the request for a 1,578 square foot boat dock/house on property located on the northwest side of Nob Hill Circle, approximately 1,400 feet west of E. Lake Brantley Road, more particularly known as 220 Nob Hill Circle; or
3. Continue the request to a time and date certain.

Background:

The Applicant is proposing to construct a new ten (10) foot high (to the midpoint of the roof), 1,578 square foot boat dock/house. (Exhibit A)

Section 70.6 (g) of the Land Development Code of Seminole County (LDCSC) requires a public hearing before the Board of County Commissioners on requests for building permits for boat docks that exceed 1,000 square feet.

Section 70.7 of the LDCSC requires the following items to be considered prior to the issuance of a boat dock permit (*italicized text indicates the response and analysis*):

- a) Turbidity in streams, wetlands, and estuarine areas must be minimized.
Turbidity barriers are required to contain the impacts of construction and will be required to be shown on the Site Plan at the time the building permit is submitted.
- b) The possible effect on the quality of waters on the County.
As the surface area of Lake Brantley is 287 acres and the proposed construction of the new dock will be 61 feet +/- from the shoreline, any additional impact on water quality, if any, should be minimal.
- c) The possible effect on the propagation of wildlife, fish, and aquatic plants and animals.
Lake Brantley, at 257 acres, provides an adequate environment for the propagation of wildlife, fish, aquatic plants, and animals.
- d) The possible effect on all property owners fronting the body of water involved.
The shoreline of the subject lot is 154 +/- feet wide. The boat dock is placed on the northeast side of the lot, and there are boat docks on adjacent lots. The boat dock meets the ten (10) foot height to the ridge line and ten-foot (10) side yard setback requirements and should have minimal additional impacts on other property owners. (Exhibits A, B, & C)
- e) The possible effect upon the public health, safety, comfort, good order, appearance, prosperity, and general welfare.
For the reasons noted above, there should be no negative effect upon the public health, safety, comfort, good order, appearance, prosperity, and general welfare of the area.
- f) The recommendations of any governmental and/or professional agencies.
The Applicant was issued a General Permit for a boat dock/house by the Florida Department of Environmental Protection, attached as Exhibit D.
- g) The possible effect upon the safe navigation of vessels and watercraft.
The opposite shoreline is approximately 3,257 +/- feet away, and the length of the proposed boat dock/house is approximately 64 +/- feet waterward of the mean high-water line. The proposed boat dock meets the code requirement of projecting not more than twenty-five percent (25%) of the width of the water body and, therefore, does not create a navigational hazard.

Staff Recommendation:

Recommend the Board of County Commissioners approve the request for a 1,578 square

foot boat dock/house located on the northwest side of Nob Hill Circle, approximately 1,400 feet west of E. Lake Brantley Road, more particularly known as 220 Nob Hill Circle.