

PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING – June 13, 2016

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the City Council meeting on **July 19, 2016** for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, June 8, 2016 at 6:30 pm

1. Call To Order
2. Pledge of Allegiance
3. Roll Call and Determination of Quorum
4. Administer Oath of Office
 - Chris Rader
5. Approval of Minutes
 - May 9, 2016– Regular P&Z Meeting
6. New Business
 - **VARIANCE APPLICATION FOR BILL AND BETH SEABROOK AT 5221 ALLEMAN DRIVE (APPLICATION VAR#2016-02)**
7. Comments/Announcements

FUTURE MEETINGS: (SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)

- July 11, 2016
- August 8, 2016

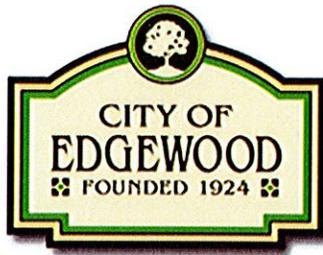
GENERAL RULES OF ORDER

The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.



PLANNING & ZONING BOARD MEETING MINUTES
May 9, 2016

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Susan Lomas, Vice-Chair
Marion Rayburn, Board Member

Absent:

Chris Rader, Board Member
Wade Fischer, Board Member

Planning and Zoning Members After Swearing In:

Regina Dunay, Chairperson (Quorum)
Susan Lomas, Vice-Chair
Marion Rayburn, Board Member
Ben Pierce, Board Member

Staff:

Mayor Ray Bagshaw
Sandy Repp, Administrative Assistant
Drew Smith, City Attorney
Chief Francisco, Police Chief
John Freeburg, Police Sergeant
Debbie Cabales, Code Enforcement Officer

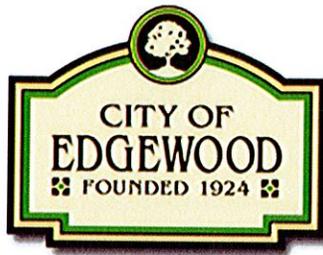
CALL TO ORDER

Chairperson Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced the absence of Board Member Chris Rader; however, there was a quorum.

ADMINISTRATION OF OATH OF OFFICE

Chairwoman Regina Dunay and Board Member Ben Pierce were administered the Oath of Office by Administrative Assistant, Sandy Repp.

BEN PIERCE IS NOW SEATED AT THE DAIS



APPROVAL OF MINUTES

- April 11, 2016 – Regular P&Z Meeting

Board Member Marion Rayburn made the Motion to approve the April 11, 2016 minutes; Seconded by Chairwoman Regina Dunay. Unanimously approved (4/0)

NEW BUSINESS

ORDINANCE NO 2016-06

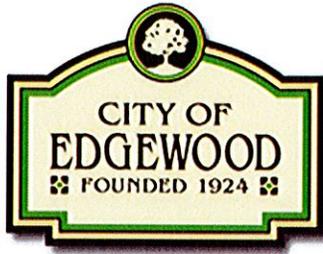
AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF ORDINANCES; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO PROHIBIT AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2 ZONING DISTRICT; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES LOTS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PERMIT AUTOMOBILE SERVICE CENTERS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE AND BOAT SALES LOTS; PROVIDING FOR THE LAWFUL NON- CONFORMITY OF USES LAWFULLY IN EXISTENCE AS OF THE DATE OF ENACTMENT OF THIS ORDINANCE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Chairwoman Dunay referred to Attorney Drew Smith who introduced the ordinance.

Discussion regarding the ordinance ensued:

Attorney Smith stated that this ordinance will change the list of permitted and conditional uses in Zoning Districts C-2 and C-3. This eliminates automotive uses and cleans up language that already exists.

Board Member Susan Lomas asked if automotive businesses can no longer open a new shop in C-2 but are allowed in C-3. Mayor Bagshaw said that C-3 is where we need to make the change. to say that this use is not allowed in C-3. Mayor reiterated that if an automotive business is



operating, they will stay in business. They can continue nonconforming use as long as the property is not abandoned for 6 months.

In response to Chairwoman Dunay's question, Attorney Smith said that the six month time limit comes in as a reasonable length of time and would be when there is an abandonment between uses. A garage is a very specialized building. Automotive business will be switched to a prohibited use.

In response to Board Member Rayburn, Attorney Smith stated that there would be a clarification of existing terminology for new and used boat sales. Attorney Smith also said that the City should consider rezoning C-3 as that is the majority of the Orange Avenue strip. Mayor Bagshaw said that it's the point of the Orange Ave corridor study

With no further discussion, the Board recommended that the ordinance go forward to City Council with the recommendation that that line 208 be changed to a prohibited use AND that line 292 be removed as a special exception (automotive repair centers servicing vehicles weighing less than 10,800 pounds, including mechanical repair shops, body shops, automotive upholsterers, and automotive painting).

There being no further discussion, Board Member Susan Lomas moved to recommend the Ordinance with the recommendation that line 208 be changed to a prohibited use AND that line 292 be removed as a special exception (automotive repair centers servicing vehicles weighing less than 10,800 pounds, including mechanical repair shops, body shops, automotive upholsterers, and automotive painting) The motion was seconded by Chairwoman Regina Dunay. Unanimously approved (4/0)

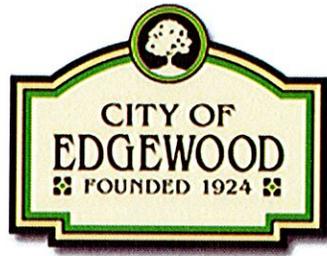
COMMENTS/ANNOUNCEMENTS

Administrative Assistant announced that there may be a meeting June 13, 2016 to discuss a boat dock.

Mayor Bagshaw thanked the Planning and Zoning Members for their service and welcomed Ben Pierce.

ADJOURNMENT:

With no further business or discussion, Board Member Susan Lomas made the Motion to adjourn the Planning and Zoning Board meeting; Seconded by Chairwoman Dunay; the meeting adjourned at 7:00 p.m.

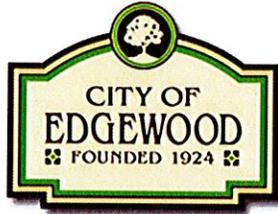


Regina Dunay, Chairwoman

ATTEST

Sandra Repp, Administrative Assistant

DRAFT



Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Administrative Assistant
Date: June 9, 2016
Re: New Business Items

The following application for a variance is provided in your agenda packet for your review:

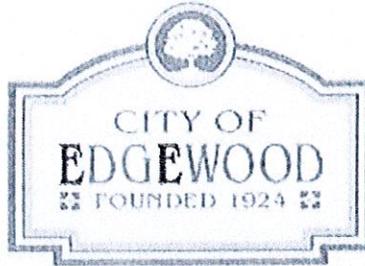
1. Variance 2016-02 – Seabrook Boat Dock

The documents provided for your review are as follows:

- Application For Variance received March 29, 2016
- Application For Boat Dock received March 29, 2016
- Orange County Building/Land Use Permit Application and Notice of Commencement
- Copy of memo from engineer dated May 13, 2016 with recommendation to proceed to Planning and Zoning
- Affidavit indicating no objection from Elizabeth Andrews at 500 Linson Court
- Agent Authorization Form signed by Bill Seabrook dated March 8, 2016
- Request for Variance – Presentation from the Contractor received May 10, 2016
- Copy of Notice of Public Hearing, along with address matrix
- Executive copy of sign affidavit from contractor

Administrative Assistant's Comments:

There were fifty four (54) notices mailed regarding the Application for Variance. As of the date of this memo: As of the date of this memo there were no responses returned to City Hall, provided to staff or made by email.



APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588

PLANNING & ZONING BOARD

MAKE PAYMENTS TO:

CITY OF EDGEWOOD

FEE: **\$350 RESIDENTIAL**

\$750 COMMERCIAL

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

PLANNING & ZONING MEETING DATE:	6/13/2016
CITY COUNCIL DATE:	6/21/2016

IMPORTANT: FILE BY THE SECOND WEDNESDAY OF THE MONTH FOR FIRST HEARING ON THE SECOND MONDAY OF THE FOLLOWING MONTH

Please note this fee is non refundable.

NOTE: Notarized letter of authorization from Owner **MUST** be submitted if application is filed by anyone other than property owner

Applicant's Name:	Matt Langbehn	Owner's Name:	Bill & Beth Seabrook
Address:	5968 Lakehurst Dr. Orlando, FL 32819	Address:	5221 Alleman Dr. Edgewood, FL 32809
Telephone:	407.583.6251	Telephone:	407.760.9582
Fax:	866.649.9449	Fax:	
Email:	matt@summertimedocks.com	Email:	weseabrook@gmail.com
Parcel ID/Legal description:	13-23-29-6056-01-122	OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE	
Zoned:		0104 - Single Fam Class IV	
Cite section of the Zoning Code from which variance is requested:		14-11(b)(3) 14-11(b)(1)	
Existing on site:		Existing dock on site	
Request:		Build within side setback & beyond 65' length	

To justify this variance, applicant must demonstrate the following:

1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification
2. the special conditions and circumstances do no result from the action of the applicant
3. literal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance
4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue
5. the variance sought will not authorize or extend any non conforming use or other non conformity with respect to the land or structures in questions
6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will no authorize a use of the property not permitted by its zoning classification
7. the variance sought will be consistent with the Edgewood Comprehensive Plan

Applicant must agree that:

1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.

AGREE:	X	DISAGREE:	
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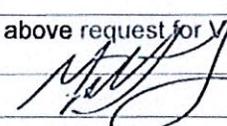
2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:	X	DISAGREE:	
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3. Concerning Ex parte communications, the applicant shall not speak to members of the Planning and Zoning Board of the City Council prior to the public hearing related to said variance request in order that said board members shall no prejudice themselves prior to said variance request coming before the City in an open proceeding where the decision making process and determination will be in full view of the public, thereby providing due process involving a fair opportunity for the presentation of both sides of the case in an open proceeding where a record of the proceedings may be kept

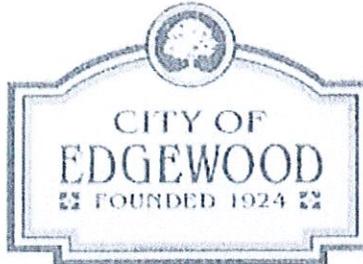
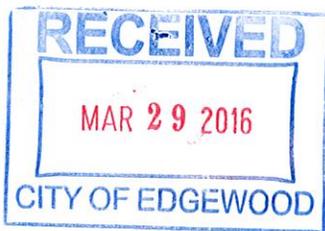
AGREE:	X	DISAGREE:	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	3/04/16
Applicant's Printed Name:	Matt Langbehn		
Owner's Signature:		Date	3/8/16
Owner's Printed Name:	Bill Seebak		

Please submit your completed application to City Hall via email at cityhallstaff@egdewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Rec'd Date:	3/29/2016
Rec'd By:	[Signature]
Forwarded to:	
Notes:	



BOAT DOCK APPLICATION

Reference: City of Edgewood Code of Ordinances, Section 14-11

Please note the fee of \$350 is non refundable

Complete applications must be received by the City on or before 4 P.M. of the posted deadline date.

AN APPLICATION IS CONSIDERED COMPLETE BASED ON THE CITY ENGINEER'S DETERMINATION AND WHEN THE FEE IS PAID AT EDGEWOOD CITY HALL.

APPLICATIONS DEEMED INCOMPLETE AND/OR UNACCOMPANIED BY FEES WILL BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

NOTE: THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING AND ZONING BOARD UNLESS THE APPLICANT OR REPRESENTATIVE IS IN ATTENDANCE.

The applicant is advised that individual board members can only be addressed during board proceedings.

Applicant's Name:	Matt Langbehn	Owner's Name:	Bill & Beth Seabrook
Address:	5968 Lakehurst Dr. Orlando, FL 32819	Address:	5221 Alleman Dr. Edgewood, FL 32809
Telephone:	407.583.6251	Telephone:	407.760.9582
Cell:		Cell:	
Fax:	866.649.9449	Fax:	
Email:	matt@summertimedocks.com	Email:	weseabrook@gmail.com
Name of Lake or Body of Water:	Lake Conway	NHWE:	86.4
Parcel ID/ Legal description:	13-23-29-6056-01-122	OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE	

Names and Addresses of adjoining property owners:

1.	Michael & Marnie Waldrop 5225 Alleman Dr. Orlando, FL 32809
2.	Elizabeth Andrews 512 Linson Ct. Orlando, FL 32809
3.	
4.	
5.	
6.	
7.	

Notarized consent forms shall be provided from adjoining property owners
if the side setback is less than 15 feet

1. Exact distance of setbacks from adjacent property lines:

A. (side):	10'-8"	B. (side):	59'-1"	C. (Rear):	83'-6"
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NOTE: IF REAR SETBACK IS LESS THAN 25 FEET, A VARIANCE IS REQUIRED

2. Brief description of work to be done (dock and site plans must be attached):

Existing dock removal/ New dock construction

3. Electric Power to dock:

Yes: <input checked="" type="checkbox"/>		No: <input type="checkbox"/>	
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If yes, an electrical permit must be obtained by Orange County Building Department

4. Total area of structure:

(Area lake ward of NHWL; 1,000 sq. ft. maximum allowed)

808	Square feet
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5. Length extending lake ward from NHWE shoreline:

(65 feet maximum allowed)

78	Feet
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6. Depth of water on date of application at end of proposed dock:

5 feet

7. Height of structure above NHWE contour:

13	Feet
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8. Is width of water body less than 200 feet?

Yes:		No: X	
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If yes, width of water body (from the NHWL) at proposed dock:

	Feet
--	------

9. Type of materials to be used:

All structural lumber shall be pressure treated (PT) southern lumber #2 grade or better.
 All framing hardware to be hot-dipped galvanized (HDG) steel.
 All decking shall be a plastic composite conforming with ASTM D 7032

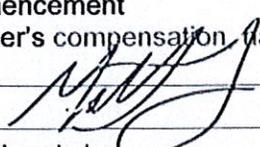
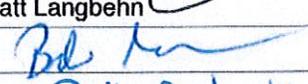
I have complied with all requirements and procedures and proclaim this application to be complete. I understand that an incomplete application will be deferred to the next posted deadline date.

I also understand that following the administrative approval by the City Council (when applicable), an approved building permit from the Orange County Building Department is required **before any construction shall commence**.

The application fees are established by the City Council. The application fee does not, in any way, ensure the applicant a favorable decision. All applications will be reviewed on the merits of the request alone, regardless of the application fee. All fees are non refundable.

Following approval from the City Engineer and the City Council (when applicable), the following must be submitted for zoning stamp approval from the City of Edgewood

- a. Completed building permit application
- b. Recorded notice of commencement
- c. Proof of contractor's worker's compensation naming the City of Edgewood as certificate holder

Applicant's Signature:		Date:	03/04/16
Applicant's Printed Name:	Matt Langbehn		
Owner's Signature:		Date:	3/8/16
Owner's Printed Name:	Bill Seabrook		

BOAT DOCK APPLICATION PROCESS

1. Submit application with
 - a. 3 site plans
 - b. 3 sets of engineered construction plans
2. Application will be forwarded to the City Engineer
3. If a variance from the provisions is requested or required, the City Engineer is not authorized to approve the application
4. Notices will be mailed to the neighboring property owners who have a legal interest in the shoreline within 300' of the property via mail
5. Written comments from neighboring property owners are due within 15 calendar days after mailing
6. If **NO** written objections are received it shall be deemed that property owners have given consent and have waived their right not to object to the construction of the dock. The application is then approved based on recommendation by the City Engineer 15 calendar days from the date notices are sent as long as the application is complete in all other aspects.
7. If one written objection is received or the City Engineer believes the application should be approved by City Council, the Council will consider the application during a regularly scheduled council meeting with
 - a. 9 site plans
 - b. 3 sets of engineered construction plans as submitted by the applicant
8. When City Council must decide the application, it shall approve, deny or approve with conditions taking into consideration comments or objections from all parties who were previously notified and staff's review of the proposed
9. Copies of City Council's decision shall be sent to the applicant and those who filed written objections with the date of the decision
10. If **NO** objections have been filed and City Council approved the application, the application will be effective immediately.
11. Following City Council's action and within 15 days, applicant or parties who have submitted written objections may submit written Notice of Appeal to the City Clerk.
12. If a Notice of Appeal is filed, it shall be heard by City Council during a regular council meeting. Notice of Appeal shall be provided to the applicant and parties who previously objected in writing
13. During Notice of Appeal hearing, City Council may affirm, reverse or modify their previous decision
14. If **NO** Notice of Appeal is received, City Council's ruling is final
15. City Council's decision on appeal is final

BOAT DOCK VARIANCE APPLICATION PROCESS

1. Applicant must apply for a variance to the Edgewood Planning and Zoning Board, simultaneous with the submission of the Boat Dock Application and the required processing fee
2. When a variance is requested the applicant shall submit to the City Clerk's office
 - a. 9 site plans
 - b. 3 sets of engineered construction plans as submitted by the applicant
3. Applications for a variance shall follow the variance procedures as outlined in the Code (See Chapter 126, Section 126-588)
4. Following the approval of a boat dock application, either by the City engineer or by the City Council, the applicant is also required to obtain a building permit prior to commencing construction
5. In the event electricity is run to the boat dock, the proper electrical permit must also be obtained from Orange County.
6. All construction must be commenced, or completed, or both within the guidelines established by the City of Edgewood
7. The applicant is responsible for all fees associated with the procurement of necessary permits
8. Approval of a boat dock permit by the City of Edgewood does not eliminate the applications of any other government requirements or the necessity for required other permits or fees

Please submit your completed application to City Hall via email at cityhallstaff@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
	Three (3) Site Plans
	A survey of the property with the normal high water elevation (NHWE) as established by Orange County and performed by a Florida Registered Surveyor or mapper
	Three (3) sets of engineered construction plans (signed and sealed)
	Non refundable application fee of \$350.00
Rec'd Date:	
Rec'd By:	
Forwarded to:	
Notes:	



Orange County Division of Building Safety

201 South Rosalind Avenue
Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
Phone: 407-836-5550 • Fax 407-836-5492 • Inspections ONLY: 407-836-2825
www.ocfl.net/building

03 10 16
Date
Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

PLEASE PRINT:

The undersigned hereby applies for a permit to make building improvements as indicated below on property.

Project Address: 5221 Alleman Dr.

Suite/Unit #: Bldg #: City: Edgewood Zip Code: 32809

Subdivision Name:

Parcel ID Number: Section 13 Township 23 Range 29 Subdivision 6056 Block 01 Lot 122
(15 Digit Parcel Number)

Owner Name: Bill & Beth Seabrook Phone No.: (407) 760 - 9582

Owner Address: 5221 Alleman Dr. City: Edgewood State: FL Zip Code: 32809

Tenant Name: Phone No.: () -

Nature of Business:

Architect Name: License No.: Phone No.: () -

Civil Engineer Name: Stephen Teliga License No.: PE64621 Phone No.: (321) 622 - 7503

Nature of Proposed Improvements: New dock construction

Demolition Permit #: Site Work Permit #:

Date First Inspection Desired: / / or will call

Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

Is Notice of Commencement Recorded? [X] Yes [] No

If there were comments on this project, how would you like to receive them?

[] Pick them up [X] E-Mail (Customer shall access Web Page)

Is proposed work in response to a Notice of Code Violation written by an Orange County Inspector? [] Yes [X] No

Is proposed work in response to an unsafe abatement notice? [] Yes [X] No

Has project had a pre-review? [] Yes [X] No If Yes, Commercial Plans Examiner(s):

Is building fire sprinklered? [] Yes [X] No Required work: [] Plumbing [] Electrical [] Mechanical [] Gas [X] None

Alterations Only:

Is this a new tenant? [] Yes [X] No If yes, state previous use:

Intended use of space:

List use of adjoining tenant space(s): Side: Above:

Rear: Side: Below:

Total Job Valuation: \$

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations and County Ordinances regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or ordinances. I hereby certify that the above is true and correct to the best of my knowledge.

PLEASE PRINT: (Check one) Owner: [] Contractor: [X]

Name of License Holder/Agent: Robin Lopez

Contractor License Number (if applicable): CGC1511647

Contact Phone Number: (407) 583 - 6251 E-Mail Address: robin@summertimedocks.com

Authorized Signature: [Handwritten Signature]

Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Permit Number

Permit Application Information - Page Two

Permit Number _____

Owner's Name Bill & Beth Seabrook

Owner's Address 5221 Alleman Dr.

Fee Simple Titleholder's Name (If other than owner's) _____

Fee Simple Titleholder's Address (If other than owner's) _____

City Edgewood State FL Zip Code 32809

Contractor's Name _____

Contractor's Address _____

City _____ State _____ Zip Code _____

Job Name _____

Job Address 5221 Alleman Dr. SUITE/UNIT _____

City Edgewood State _____ Zip Code 32809

Bonding Company Name _____

Bonding Company Address _____

City _____ State _____ Zip Code _____

Architect/Engineer's Name _____

Architect/Engineer's Address _____

Mortgage Lender's Name _____

Mortgage Lender's Address _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, GAS, MECHANICAL, ROOFING, SIGNS, POOLS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. _____

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owner Signature [Signature]

The foregoing instrument was acknowledged before me this 3/18/16 by Bill Seabrook who is personally known to me and who produced FL D.L. as identification and who did not take an oath.

Contractor Signature [Signature]

The foregoing instrument was acknowledged before me this 3/18/16 by Rubi Lopez who is personally known to me and who produced FL D.L. as identification and who did not take an oath.

Notary as to Owner [Signature]

Commission No. FF215375

State of FL. County of ORANGE

My Commission expires: 3/30/2019

Notary as to Contractor [Signature]

Commission No. FF215375

State of FL. County of ORANGE

My Commission expires: 3/30/2019

(SEAL)

(SEAL)



Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Permit Number: _____
 Folio/Parcel Identification Number: 13-23-29-6056-01-122
 Prepared by: _____
 Matt Langbehn; Summertime Deck and Dock

 Return to: Summertime Deck and Dock
5968B Lakehurst Drive, Orlando, FL 32819



NOTICE OF COMMENCEMENT

State of Florida, County of Orange
 The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available)
OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE
2. **General description of improvement**
New Dock Construction
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
 Name Beth and Bill Seabrook
 Address 5221 Alleman Drive, Edgewood, FL 32809
 Interest in Property Owners
Name and address of fee simple titleholder (if different from Owner listed above)
 Name _____
 Address _____
4. **Contractor**
 Name Robin Lopez Telephone Number 407.583.6251
 Address 5968B Lakehurst Drive, Orlando, FL 32819
5. **Surety** (if applicable, a copy of the payment bond is attached)
 Name _____ Telephone Number _____
 Address _____ Amount of Bond \$ _____
6. **Lender**
 Name _____ Telephone Number _____
 Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
 Name _____ Telephone Number _____
 Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
 Name _____ Telephone Number _____
 Address _____
9. **Expiration date of notice of commencement** (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) _____



State of Florida, County of Orange
 I hereby certify that this is a true copy of the document as reflected in the Official Records
 MARTHA O. HAYNIE, COUNTY COMPTROLLER
 By: Martha O. Haynie
 Deputy Comptroller
 3/15/16

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated in it are true to the best of my knowledge and belief.

Bill Seabrook
 Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager Signatory's Title/Office

The foregoing instrument was acknowledged before me this 8th day of 03/16 by Bill Seabrook
 month/year name of person

as _____ for _____
 Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Matt Langbehn
 Signature of Notary Public - State of Florida Print, type, and print name of Notary Public

Personally Known OR Produced ID _____
 Type of ID Produced FL D.L.
MATT LANGBEHN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF215375
 Expires 3/30/2019
 Form Revised: September 26, 2011



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

May 13, 2016

Ms. Sandy Repp
Administrative Assistant
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809-3406

**RE: 5221 Alleman Drive – Boat Dock variance request
CPH plan review**

Dear Ms. Repp;

We are in receipt of the revised plans and updated letter from the dock builder, dated May 10, 2016. The revised plans and letter are in response to our review letter dated May 4, 2016. We reviewed our previous comments and plans and compared them to the revised plans. We have no objections to approving the variance application as submitted in the May 10, 2016 plans and cover letter. We understand this variance application still needs to be presented to Planning and Zoning and the City Council for final approval.

The table on sheet S1 includes the total shaded area of the terminal platform. The total shaded area is greater than 1000 SF. This trips the threshold for permitting through FDEP. The Owner will be required to submit for and receive a permit from FDEP as well as from the City. The Owner will be required to provide the City a copy of the FDEP permit.

The plans show the proposed boat dock will be constructed within the minimum 15 foot setback. This has been addressed in the variance request cover letter from the dock builder.

Upon completion of the construction of the dock, the Owner shall provide surveyed as-builts of the work. The as-builts will need to include both horizontal and vertical dimensions to confirm the dock was constructed within the proper location shown on the plans as well as confirming the final height based on the Normal High Water Elevation (NHWE). The NHWE will need to be included on the survey. The as-builts will need to show the elevation of the dock deck and the elevation of the dock roof to confirm the dimensions provided on the application. The survey will also need to include the side property lines and the distance from the side property line to the dock. Finally, the as-built survey will need to be signed and sealed by a Florida Registered Surveyor.



Approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,

CPH, Inc.

A handwritten signature in blue ink, appearing to read "Allen C. Lane, Jr.", is written over the typed name.

Allen C. Lane, Jr., P.E.
Project Engineer

CC: David Mahler, P.E., file



AFFECTED ADJACENT PROPERTY OWNER
NOTARIZED STATEMENT OF
NO OBJECTION TO BOAT DOCK

As required by Section 15-343 of Orange County Code, the Environmental Protection Officer shall send notices by certified mail to the owners of the shoreline properties abutting the property on which the proposed boat dock is to be located.

The following is to be completed by the affected adjacent property owner as required by Section 15-343, Orange County Code.

I, Elizabeth Andrews, residing at 500 Linson Court, on
(Affected Adjacent Property Owner Name) (Address)

Lake Little Lake Conway, have reviewed my adjacent property owner's proposed
(Name of Lake)
boat dock construction plan and have no objection to the project.

Elizabeth Andrews
(Signature)

3/1/16
(Date)

Elizabeth Andrews
(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of March 01, by

Elizabeth Andrews

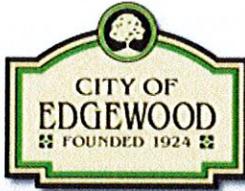


(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification [X]

Type of Identification Produced FL D.L.

Received: 3/30/2016



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in **BLACK INK**. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

I/WE, (PRINT PROPERTY OWNER NAME) Bill Seabrook, AS
 THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,
 Oak Lynn Second Plat W/97 THEN 100 FT OF LOT 12 BLK A & LAND INTO LAKE, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
 AGENT (PRINT AGENT'S NAME) Robin Lopez of Summertime Deck and Dock, TO EXECUTE ANY PETITIONS OR
 OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY
 DESCRIBED AS FOLLOWS, Boat dock application and variance, AND TO APPEAR ON MY/OUR
 BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND
 TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 3/8/16 Bill Seabrook Bill Seabrook
 Signature of Property Owner Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA:

COUNTY OF ORANGE

I certify that the foregoing instrument was acknowledged before me this 9th day of March, 2016 by
Bill Seabrook. He/she is personally known to me or has produced FL. DL as
 identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9th day of March
 in the year 2016.

(Notary Seal)  **MATT LANGBEHN**
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF215375
 Expires 3/30/2019

Matt Langbehn
 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires: 3/30/2019

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID#: <u>13-23-29-6056-01-122</u>
LEGAL DESCRIPTION: <u>OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE</u>

Please hand deliver to Edgewood City Hall at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to bmeeks@edgewood-fl.gov or srepp@edgewood-fl.gov

Revised: 12-8-2015



Licensed General Contractor: CGC1511647

Summertime Deck and Dock, LLC
5968B Lakehurst Dr, Orlando FL 32819
Phone: 407.583.6251
www.SummertimeDocks.com
info@summertimedocks.com

To Whom It May Concern:

My name is Matt Langbehn from Summertime Deck and Dock. We are currently contracted to construct a new dock for Bill and Beth Seabrook who reside at 5221 Alleman Dr. On behalf of the Seabrooks, we, Summertime Deck and Dock, are requesting a variance to the dock regulations set forth by the City of Edgewood.

The first variance request pertains to zoning code 14-11(b)(3), *Length of Boat Docks*. We are requesting to build the dock beyond the 65' maximum, as measured from the Normal High Water Line. After inspecting the existing dock, and based on conversations with the Seabrooks, we've come to find that 65' does not provide enough length to reach adequate water depth to properly use the equipped boat lift/cradle system. We are requesting to build the dock at a total length of 75'-6" from the Normal High Water Elevation. We believe that this proposed length will put the dock at an optimal depth, not only for safe boat maneuvering and navigation, but also for the prevention of possible lake bottom vegetation damage. Summertime Deck and Dock has worked with the Seabrooks to determine that this is the minimum variance needed to offer relief to the special circumstances that pertain to their property.

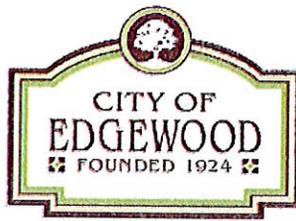
The second variance request pertains to zoning code 14-11(b)(1), *Minimum Side Setbacks*. We are requesting to build the dock within the 15' side setback distance of the abutting property lines. There is an existing dock located on Bill and Beth Seabrook's property that currently extends within the aforementioned 15' setback distances (approximately 10'). The existing dock will be removed before construction of the new dock and we are requesting to build the new dock within nearly the same footprint of the existing dock. Not only will occupying nearly the same footprint make the dock more accessible relative to current property conditions, it will also make the overall construction processes and methods less impactful on the lake bottom and surrounding vegetation. We've been granted written permission from the affected neighbor and we look to maintain the same approximate distance of 10' as the existing dock.

After thorough review of the City of Edgewood's variance application process, I've determined that the requests made above are justifiable in the fact that they are special conditions/circumstances that pertain uniquely to the property listed, these special conditions/circumstances are not a result of the actions of Summertime Deck and Dock, nor the property owners. In addition, the requests represent the minimum variance that will afford relief to the homeowners and represent the least amount of modification possible for the regulation at issue. It is my understanding that the granting of the requested variance will be in harmony with the general intent and purpose of the City's ordinances, will not be injurious to the area involved, or surrounding properties, and will not authorize a use of the property not permitted by its zoning classification. All in all, the variance will be consistent with the Edgewood Comprehensive Plan. Of course, additional information can be provided if the application is found to be insufficient. Please contact Matt Langbehn at 407.583.6251, or matt@summertimedocks.com, if any outstanding items or questions need to be addressed.



Regards,

Matt Langbehn

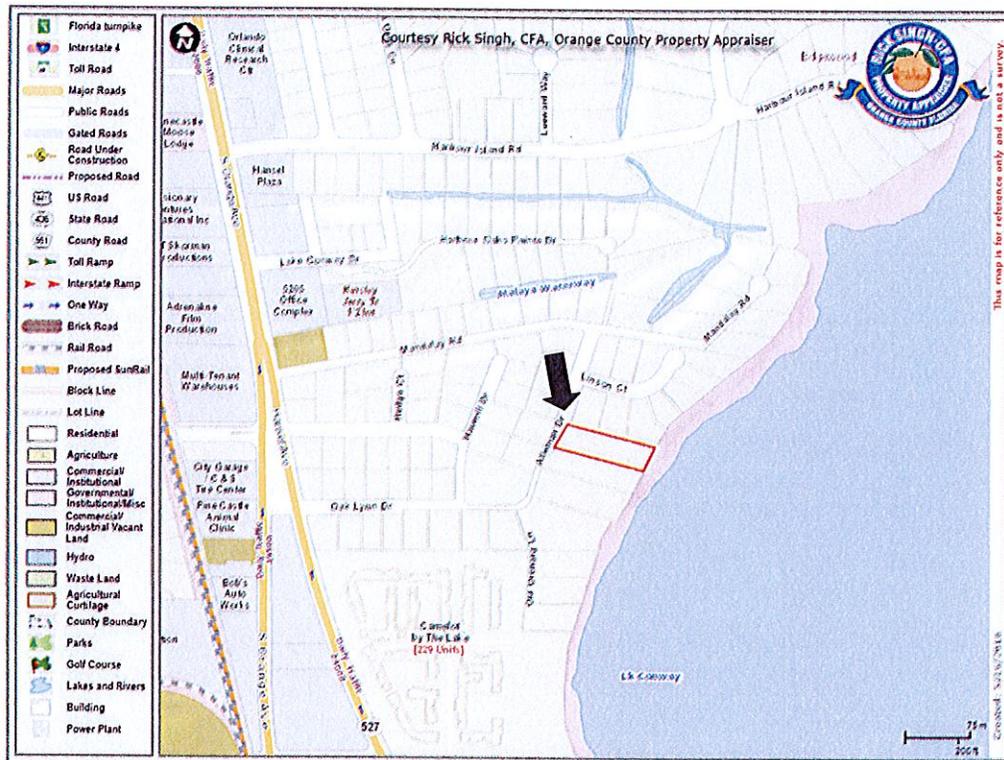


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, June 13, 2016** the Planning and Zoning Board of the City of Edgewood, will consider **Variance Application No. VAR 2016-02** to allow a variance request for construction of a boat dock, located at **5221 Alleman Drive** which is currently in **R-1AA zoning district**. (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]) The application was submitted by Matt Langbehn of Summertime Deck and Dock, LLC on behalf of owners Bill and Beth Seabrook. The meeting will be held in the Council Chambers of City Hall, 405 Larue Avenue, Edgewood, Florida beginning at **6:30 p.m.**

The Planning and Zoning Board's recommendation will be forwarded to City Council on Tuesday, June 21, 2016 at 6:30 p.m. for final action.

The subject property for special exception is legally described as OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE



Interested parties may attend this meeting and be heard with respect to this Variance application. In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida.

You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic to properly noticed hearings or to written communication to the City Clerk's Office.

Any person aggrieved by a recommendation of the Planning and Zoning Board may file a notice of appeal to the City Council within seven days after such recommendation is filed with the city clerk.

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26, *Florida Statutes*, should, at least 48 hours prior to the meeting, submit a written request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

This public hearing may be continued to a future date or dates. Any interested party is advised that the date, time, and place of any continuation shall be announced during the public hearing and that no further notices regarding this matter will be published.

Should you desire additional information, regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920, or e-mail at bmeeks@edgewood-fl.gov.

Bea L. Meeks, MMC, CPM, CBTO
City Clerk
Dated: May 25, 2016

You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.

MOON WALTER R
MOON JANE B
505 MANDALAY RD
ORLANDO, FL. 32809

BUSWELL TROY A
465 MANDALAY RD
ORLANDO, FL. 32809

FOX JEAN CHAPPELL
495 MANDALAY RD
ORLANDO, FL. 32809

MCLELLAN JAMES C JR
RAYBURN MARION K
475 MANDALAY RD
ORLANDO, FL. 32809

BIPPES FAMILY TRUST
485 MANDALAY RD
ORLANDO, FL. 32809

PASHLEY CHRISTOPHER C LIFE ESTAT
REM: CHRISTOPHER C PASHLEY TRUS
525 MANDALAY RD
ORLANDO, FL. 32809

CONWAY LAKES LLC
3500 CULLEN LAKE SHORE DR
BELLE ISLE, FL. 32812

SAUNDERS W KENNETH
505 LINSON CT
ORLANDO, FL. 32809

MARSH JOHN L ESTATE
5205 HAVERILL DR
ORLANDO, FL. 32809

HIDDEN FRANK L
HIDDEN SHERRY L
5208 HAVERILL DR
ORLANDO, FL. 32809

KALICAK KEVIN M
449 MANDALAY RD
ORLANDO, FL. 32809

HAJEK FAMILY TRUST
5202 ALLEMAN DR
ORLANDO, FL. 32809

JAMES DAVID A
JAMES ASHLEY
520 MANDALAY RD
ORLANDO, FL. 32809

HAMMONDS JOE P
MARK PAMELA A
5208 ALLEMAN DR
ORLANDO, FL. 32809

JEFFREY W NETOLS AND MARY ANN HI
C/O JEFFREY NETOLS TRUSTEE | 8224'
MEQUON, WI. 53097

GREGORY MICHAEL D
GREGORY ABIGAIL O
5209 HAVERILL DR
ORLANDO, FL. 32809

BAKER RANDALL D
BAKER SELENA M
411 LYNWELL DR
ORLANDO, FL. 32809

CROSSLEY LUKE JR
CROSSLEY MARTHA E
5218 HAVERILL DR
ORLANDO, FL. 32809

DUNAY REGINA C
418 LYNWELL DR
ORLANDO, FL. 32809

KASPER JUDITH A LIFE ESTATE
REM: PAIGE KASPER TEAGUE
412 LYNWELL DR
ORLANDO, FL. 32809

BORIS NEIL
BORIS ADENA
528 LINSON CT
ORLANDO, FL. 32809

FOOTE DAVID H
FOOTE CONNIE
5214 ALLEMAN DR
ORLANDO, FL. 32809

SALSER BETTY G
5209 HEDGE CT
ORLANDO, FL. 32809

BARRACLOUGH BRADLEY
BARRACLOUGH KATHY L
5212 HAVERILL DR
ORLANDO, FL. 32809

WARD FRANKLIN N LIFE ESTATE
WARD KATHLEEN R LIFE ESTATE
516 LINSON CT
ORLANDO, FL. 32809

SEABROOK WILLIAM E
SEABROOK BETH W
5221 ALLEMAN DR
ORLANDO, FL. 32809

HEWITT SUSAN R TR
5219 HAVERILL DR
ORLANDO, FL. 32809

PETERSON CARL H IV
PETERSON AMY TERRELL
428 OAK LYNN DR
ORLANDO, FL. 32809

HEWITT HARRY W III
5215 HAVERILL DR
ORLANDO, FL. 32809

NELSON DAVID S
BOWLEY THERESA K
5220 ALLEMAN DR
ORLANDO, FL. 32809

CARPENTER DUSTIN W
5226 ALLEMAN DR
ORLANDO, FL. 32809

LEAHY PATRICIA W
429 OAK LYNN DR
ORLANDO, FL. 32809

WALSH DREW P
HAWKINS JILL J
5233 ALLEMAN DR
ORLANDO, FL. 32809

LLOYD BONNIE C
409 OAK LYNN DR
ORLANDO, FL. 32809

DARR ERNEST S
DARR JULIA
508 OLD ORCHARD LN
ORLANDO, FL. 32809

CAMELOT BY THE LAKE CONDOMINIUM
2180 W STATE ROAD 434 STE 5000
LONGWOOD, FL. 32779

NOLAN TODD MICHAEL
525 LINSON CT
ORLANDO, FL. 32809

ANDREWS ELIZABETH S TR
512 LINSON CT
ORLANDO, FL. 32809

WALDROP MICHAEL T
WALDROP MARNIE M
5225 ALLEMAN DR
ORLANDO, FL. 32809

VAN VOORHIS CAITLIN
VAN VOORHIS JON THOMAS
500 LINSON CT
ORLANDO, FL. 32809

JOHNSON JERREL L
KNOPP DOUGLAS R
933 SAINT GREGORY ST
CORPUS CHRISTI, TX. 78418

PETERSON CARL H IV
PETERSON AMY T
428 OAK LYNN DR
ORLANDO, FL. 32809

HALL THOMAS M
JACOBS JOHN D
5218 ALLEMAN DR
ORLANDO, FL. 32809

BEHR COLIN
522 LINSON CT
ORLANDO, FL. 32809

PETERSON CARL H IV
PETERSON AMY T
428 OAK LYNN DR
ORLANDO, FL. 32809

JAMES ELLEN L LIFE ESTATE
REM: MICHAEL THOMAS JAMES
515 MANDALAY RD
ORLANDO, FL. 32809

MEZZINA JOHN C
MEZZINA JULIE B
506 LINSON CT
ORLANDO, FL. 32809

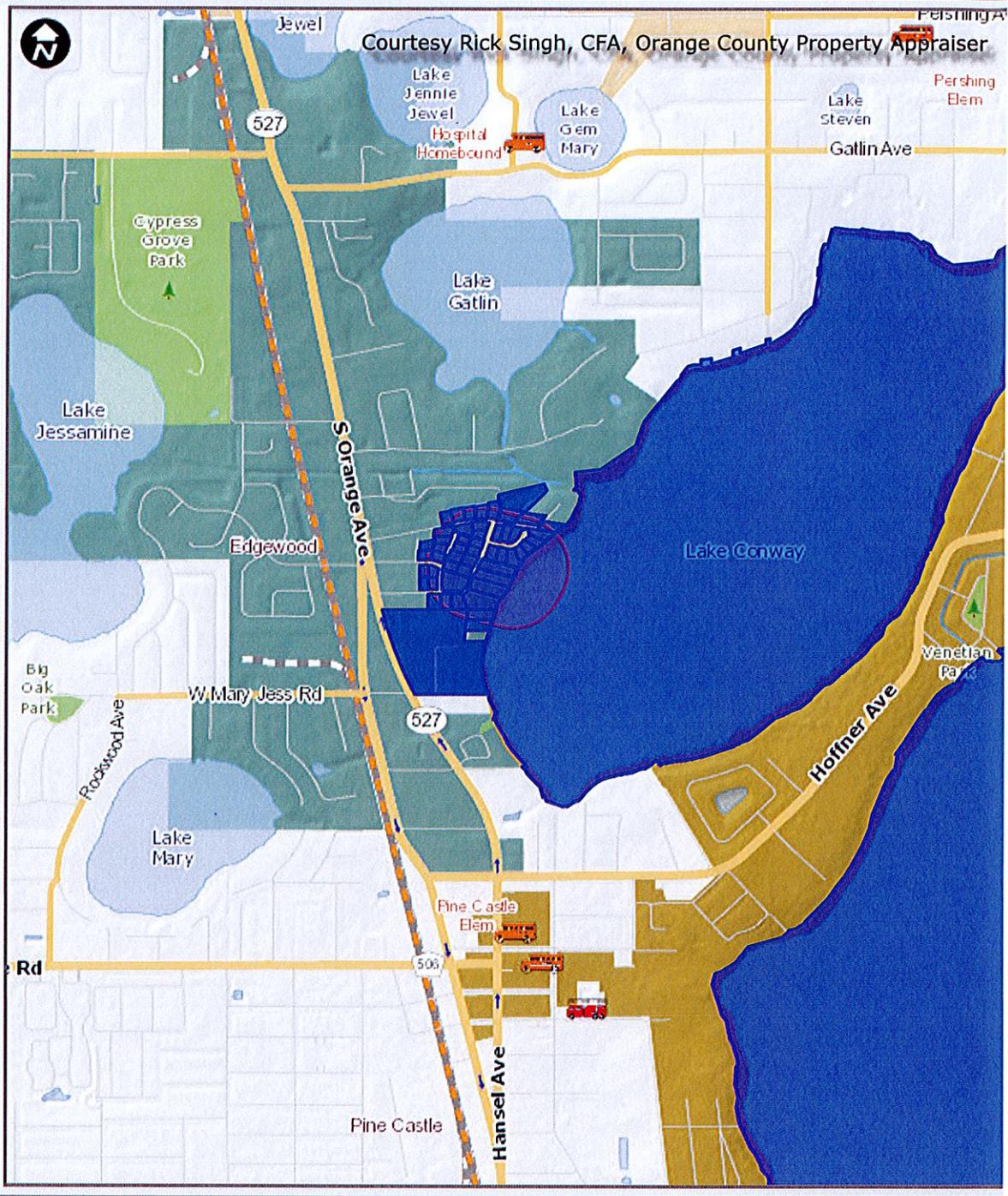
LAMBERT RICARDO
2273 SW 6TH ST
MIAMI, FL. 33135

CRAY MARK
5200 HAVERILL DR
ORLANDO, FL. 32809

HINES RAYMOND IV
HING-HINES JASARA LEE
414 OAK LYNN DR
ORLANDO, FL. 32809

ROBINSON JAMES A
ROBINSON MARNIE B
500 OLD ORCHARD LN
ORLANDO, FL. 32809

-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  Toll Ramp
-  Interstate Ramp
-  One Way
-  Brick Road
-  Rail Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  OIA
-  OEA
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Point of Interest
-  Public School
-  Fire Station
-  Hospital
-  Urgent Care Center
-  Power Plant



Application: VAR 2016-02
Owner/Applicant Name: Seabrook
Public Hearing Date: 6/13/2016

This affidavit is to be presented at the public hearing before the Planning and Zoning Board.

SIGN AFFIDAVIT

STATE OF FLORIDA
ORANGE COUNTY

Before me, the undersigned authority, personally appeared Matthew Langbehn to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and dated of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 5/26/2016
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.

[Signature]
Signature of owner or authorized representative

Sworn to and subscribed before me this 26 day of May, 2016

Sandra J. Repp
Print, type, or stamp commissioned name of Notary Public

Notary Public, State of Florida

Personally Known OR Produced Identification
Type of I.D. Produced Florida ID

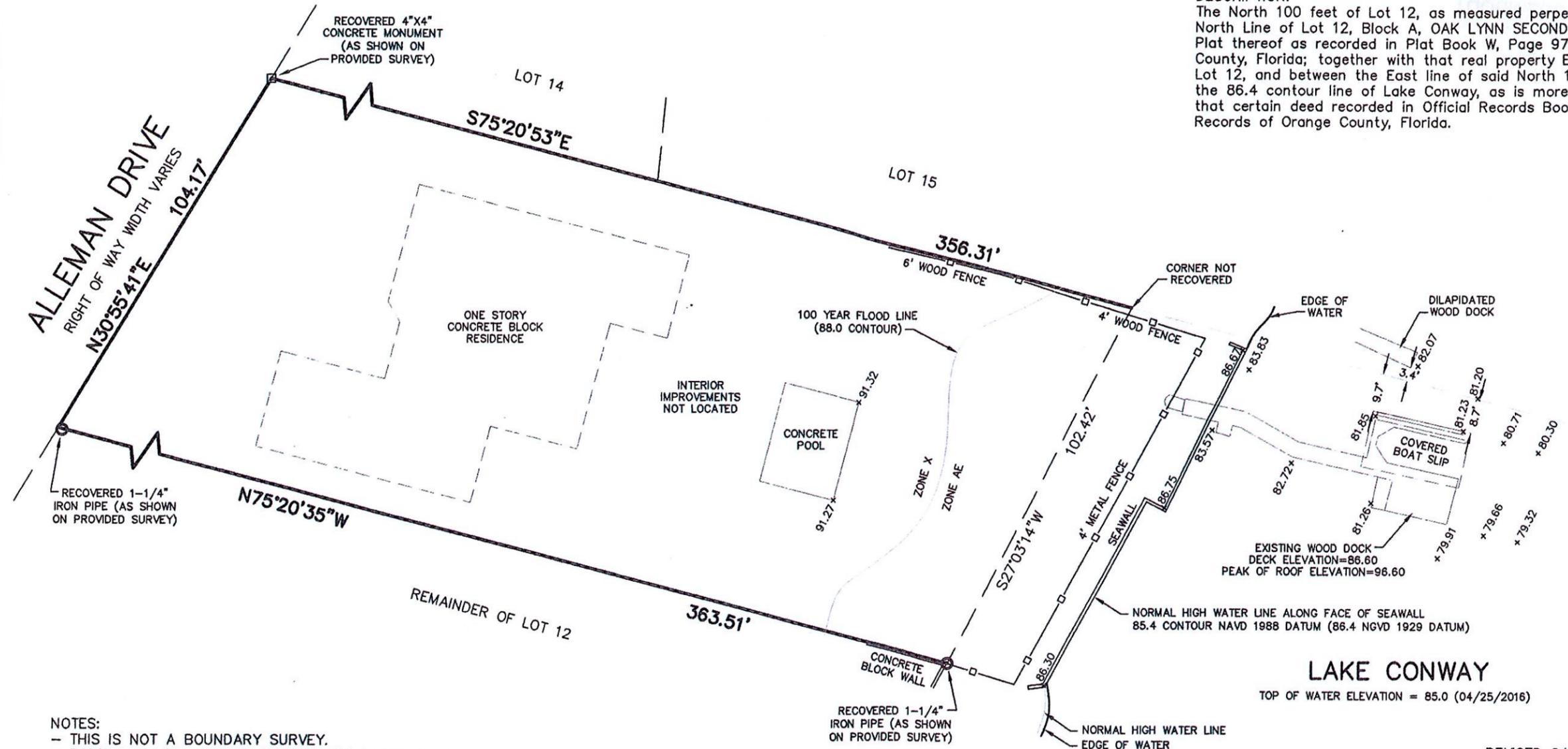
rev. 07.21.11



SPECIFIC PURPOSE SURVEY

DESCRIPTION:

The North 100 feet of Lot 12, as measured perpendicular and parallel to North Line of Lot 12, Block A, OAK LYNN SECOND PLAT, according to the Plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida; together with that real property East of the East line of Lot 12, and between the East line of said North 100 feet of Lot 12, and the 86.4 contour line of Lake Conway, as is more particularly described in that certain deed recorded in Official Records Book 1571, Page 659, Public Records of Orange County, Florida.



- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY.
 - BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PROVIDED BY OTHERS.
 - THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF DOCKS, GROUND AND LAKE BOTTOM ELEVATIONS, NORMAL HIGH WATER LINE, AND THE 100-YEAR FLOOD LINE.
 - BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF ALLEMAN DRIVE AS BEING N30°55'41"E.
 - NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
 - THE SUBJECT PROPERTY LIES IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION = 88) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 12095C0430F, EFFECTIVE 09/25/2009, CITY OF EDGEWOOD 120183.

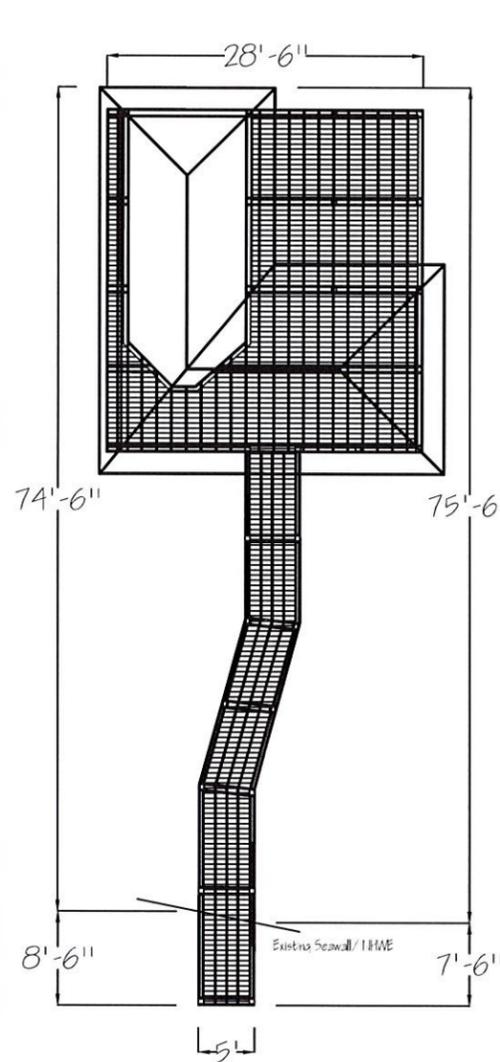
ALL ELEVATIONS SHOWN ON SURVEY ARE BASED ON ORANGE COUNTY BENCH MARK NUMBER L1058006, NAVD 1988 DATUM.

[Signature]
 JAMES R. SHANNON JR., P.L.S. #4671
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

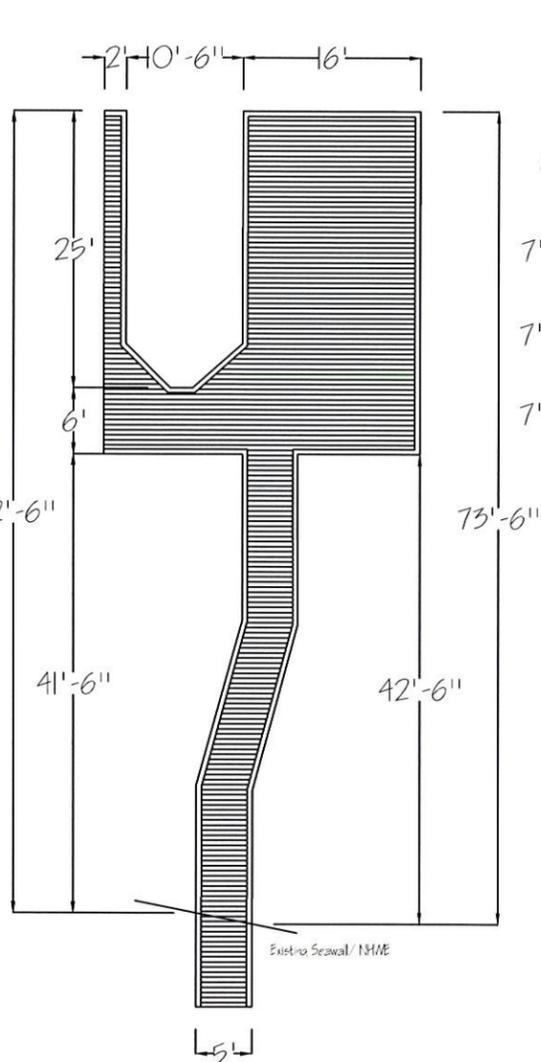
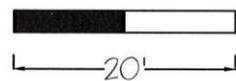
REVISED 04/25/16 - ADJUSTED ELEVATIONS AND NHWL BASED ON A DIFFERENT COUNTY BENCHMARK

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

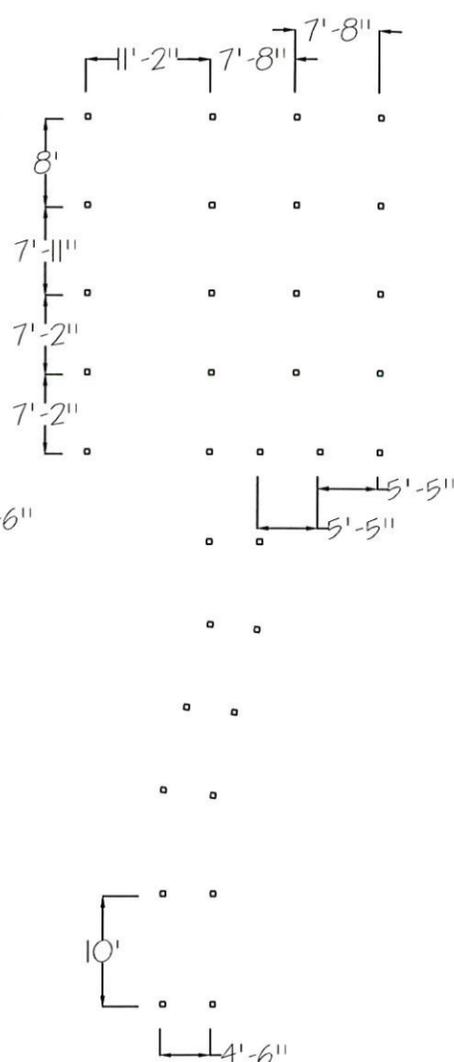
DATE OF SURVEY: 04/14/16
 FIELD BY: DS SCALE: 1" = 30'
 FILE NUMBER: PBW-PG97 N100 LOT12 BLKA DOCK



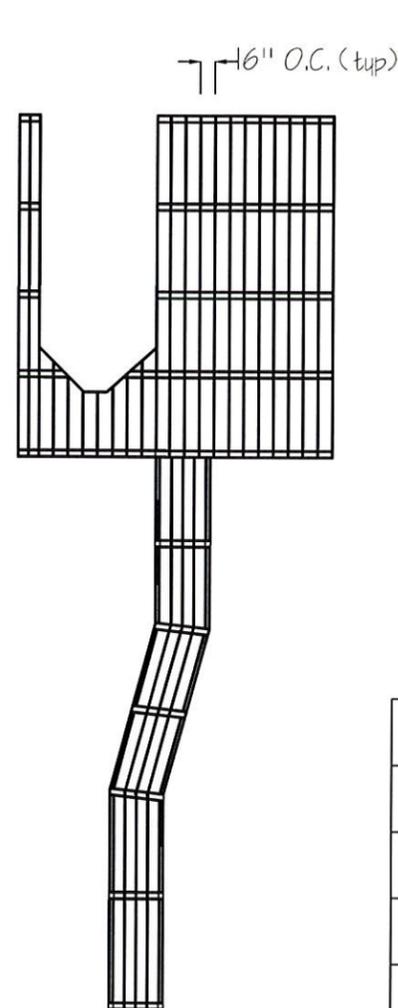
Plan View (top View)



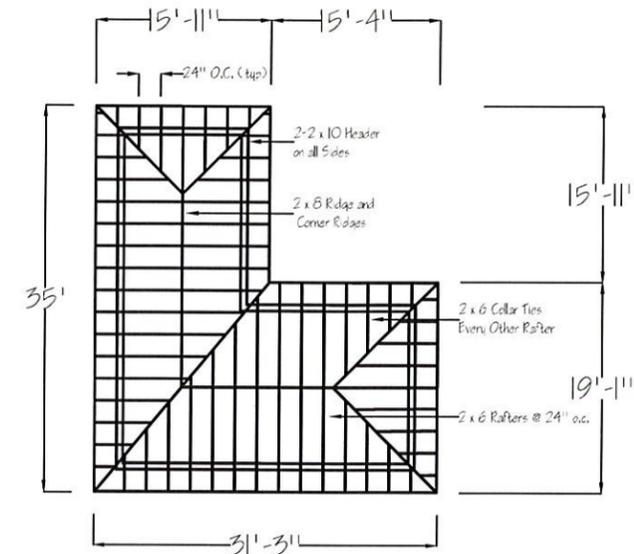
Decking Layout



Piling Layout



Framing Layout



Roof Layout



TOTAL UNSHADED AREA TERMINAL PLATFORM SIZE: <u>638</u> Sq. Ft.
TOTAL SHADED AREA AT TERMINAL PLATFORM (Incl. Roof): <u>1034</u> Sq. Ft.
TOTAL SHADED AREA OF DOCK WATERWARD OF NHWE: <u>1237</u> Sq. Ft.
OVERALL WALKWAY LENGTH: <u>50</u> Ft.
LENGTH OF DOCK FROM NHWE: <u>73'-6"</u>
LENGTH OF DOCK FROM NHWE (Incl. Roof Overhang): <u>75'-6"</u>

Prepared for:
SUMMERTIME DOCK & DOCK
 Summertime Dock and Dock, LLC
 5968 B Lakehurst Drive
 Orlando, FL 32819
 (407) 583-6251
 www.summertime docks.com

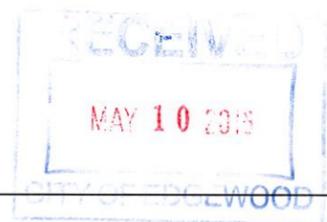
Stephen R. Teliga, P.E.
 11534 Briar Hollow Lane
 Clermont, FL 34711
 P.E. #64621
 (321) 662-7503

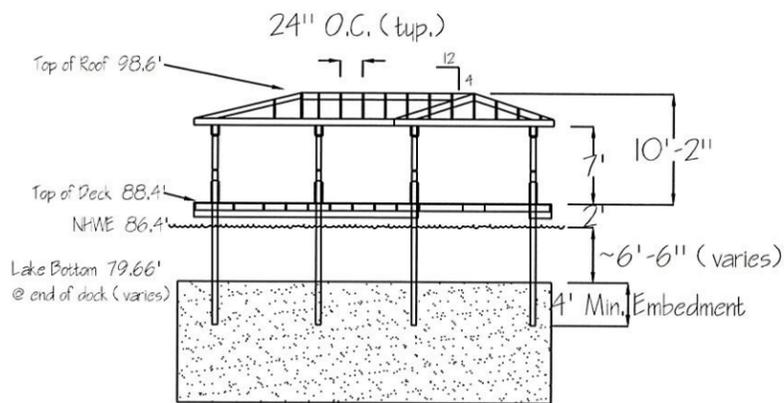
Seabrook Dock
 5221 Alleman Drive
 Edgewood, FL 32809

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Project:
 SDD-2016-05

S1



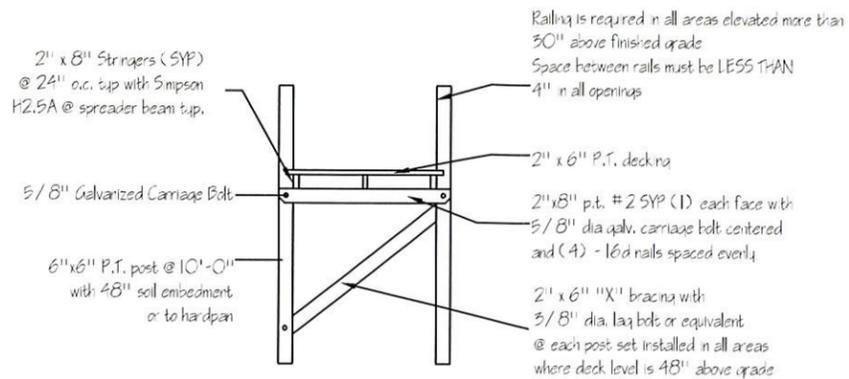


Lakeside Elevation

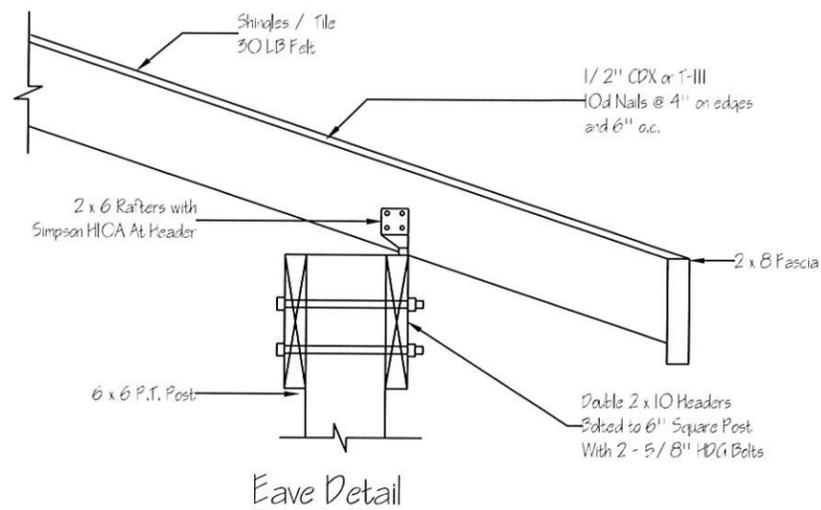


Notes:

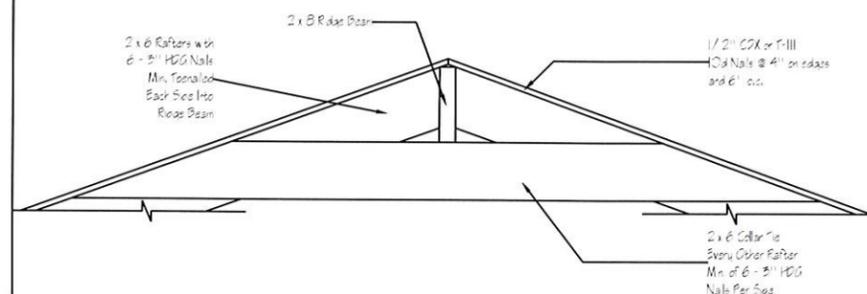
- 1.) All framing to be fastened with 16d HD Galvanized ring shank nails.
- 2.) All decking to be fastened with 16d HD Galvanized ring shank nails - 2 per board per stringer.
- 3.) All lumber to be Southern Yellow Pine.



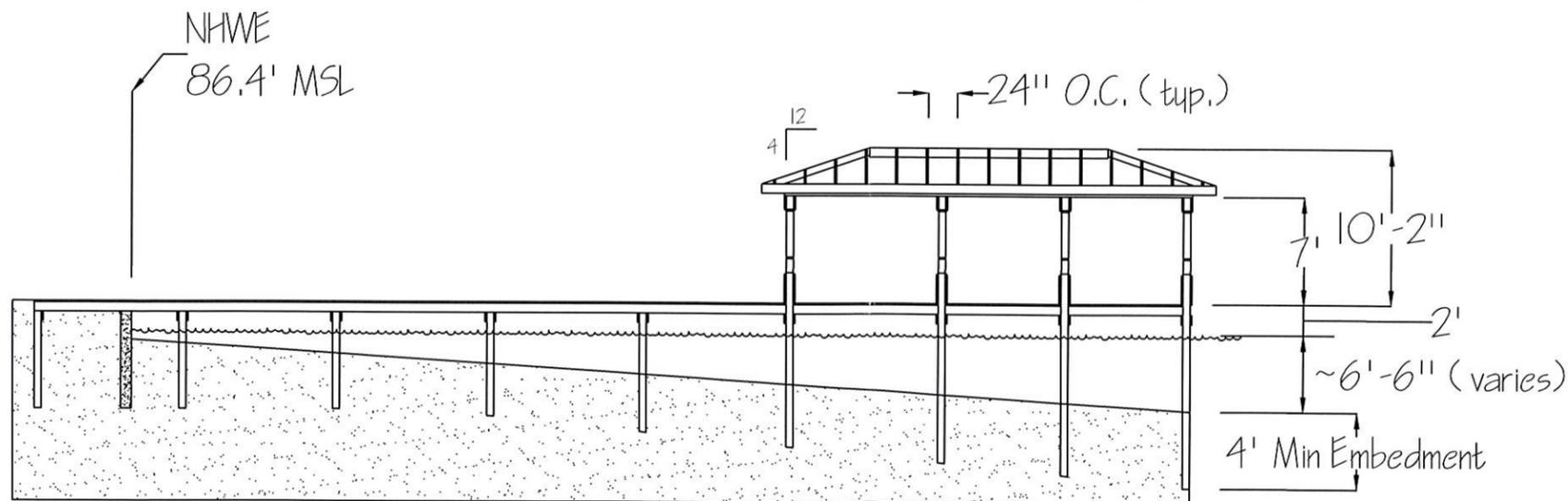
Typical Cross Section



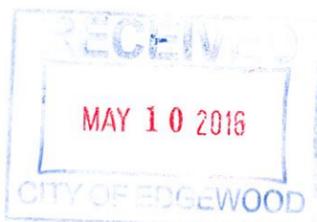
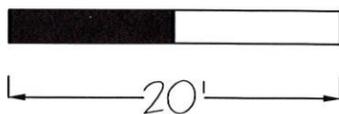
Eave Detail



Ridge/Rafter Detail



Side Elevation



Prepared for:
SDD
SUMMERTIME
 Summer Deck and Dock, LLC
 5968 B Lakeland Drive
 Orlando, FL 32819
 (407) 583-6251
 www.summertimeocks.com

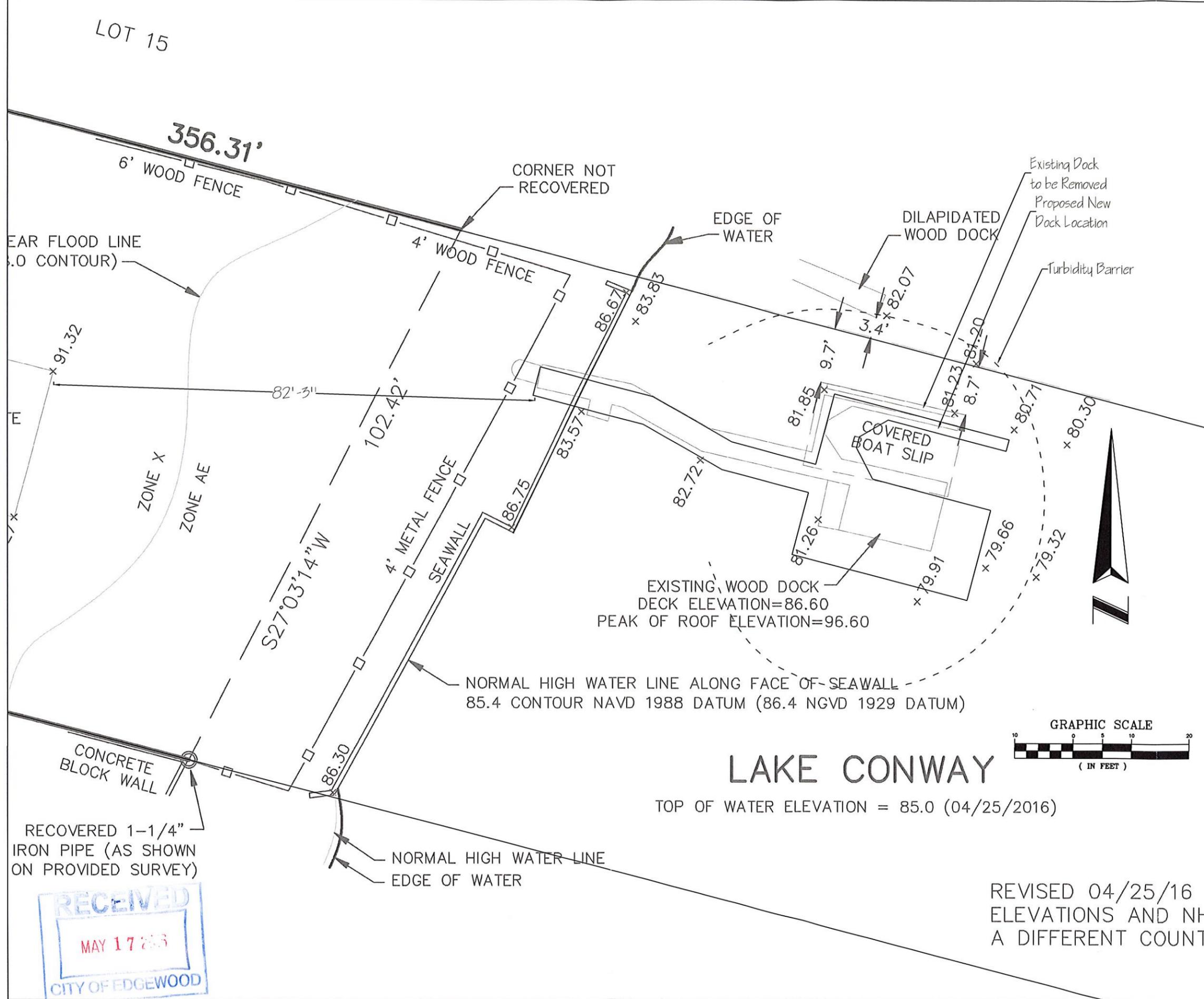
Stephen R. Teliga, P.E.
 11534 Briar Hollow Lane
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101. GENERAL NOTES

101.1 DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE, OR IF NOT CERTAIN HOW TO PROCEED, CONTACT STEPHEN TELIGA AT (321)662-7503.

101.2 DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED.

101.3 THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO STEPHEN TELIGA IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

101.4 OBTAIN APPROVAL OF STEPHEN TELIGA FOR ALL STRUCTURAL MODIFICATIONS OR SUBSTITUTIONS.

101.5 CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING, AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY STEPHEN TELIGA IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.

102. APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICE.

102.1 2014 FLORIDA BUILDING CODE - RESIDENTIAL

102.2 AISC MANUAL OF STEEL CONSTRUCTION - 13TH EDITION

102.3 ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - ACI 318-08

102.4 AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2009 EDITION

102.5 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

103. DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. DESIGN LOADS INDICATED ARE IN POUNDS PER SQUARE INCH UNLESS NOTED OTHERWISE. IF ANY PERMANENT MATERIALS EXCEED THESE LOADS, STEPHEN TELIGA SHALL BE CONTACTED TO REVISE THE STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS.

103.1 DEAD LOADS: WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.
DECK - 10 PSF ROOF - 10 PSF - BOTTOM CHORD

103.2 LIVE LOADS:
DECK - 40 PSF WIND SPEED - 140 MPH
EXPOSURE - D
INTERNAL PRESSURE COEFFICIENT - 0.0 (COMPLETELY OPEN)
BUILDING TYPE: I - RISK FACTOR 1.0

301. STRUCTURAL LUMBER FRAMING (DIMENSIONAL LUMBER)

301.1 UNLESS NOTED OTHERWISE, ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER

301.2 STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR MANUALLY SEALED AT TIME OF CONSTRUCTION.

301.3 ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL.

301.4 ALL DECKING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER OR WOOD/PLASTIC COMPOSITE CONFORMING WITH ASTM D7032.

Prepared for:
SUMMERTIME DECK & DOCK
Summertime Deck and Dock, LLC
5968 B Lakehurst Drive
Orlando, FL 32819
(407) 585-6261
www.summertime docks.com

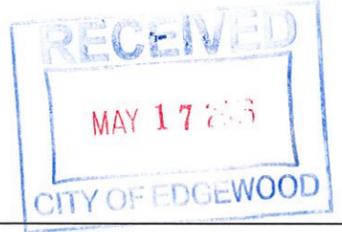
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Project:
SDD-2016-05

S3



REVISED 04/25/16
ELEVATIONS AND NH
A DIFFERENT COUNT