

BS2007-07

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 2494 Island Drive – Civic Association of West Lake Brantley Inc., Dale Cody, applicant; Request for a Special Exception to construct a boat ramp as an accessory use to a civic, fraternal, or social organizations in the R-1AA (Single Family Residential District).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Denny Gibbs EXT: 7387

Agenda Date 05-21-07 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for Special Exception to construct a boat ramp as an accessory use to a civic, fraternal, or social organizations in the R-1AA (Single Family Residential District); or
2. **DENY** the request for Special Exception to construct a boat ramp as an accessory use to a civic, fraternal, or social organizations in the R-1AA (Single Family Residential District); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	West Lake Brantley Civic Association, Inc Dale Cody, applicant 2494 Island Drive Longwood, Florida	R-1AA Single Family Residential District Lake Brantley Isles Subdivision
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The Seminole County LDC Sec. 30.203 (k) allows private recreational facilities constructed as an accessory use to civic, fraternal, or social organizations if the existing use is located in a predominantly residential area as determined by the Planning Manager. • The West Lake Brantley Civic Association has used this property since 1973 as a boat ramp access to Lake Brantley. They are proposing to construct a seawall and relocate the ramp in order to cure environmental issues 	

	<p>associated with the old ramp.</p> <ul style="list-style-type: none"> • The boat ramp is private and accessible only by the members of the Home Owners Association. • The Building Permit 07-1067 has been approved for the construction issues but is awaiting the Special Exception approval. 																								
	<table border="1"> <thead> <tr> <th>DIRECTION</th> <th>EXISTING ZONING</th> <th>EXISTING FLU</th> <th>USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>R-1AA</td> <td>LDR</td> <td>Boat Ramp</td> </tr> <tr> <td>NORTH</td> <td>R-1AA</td> <td>LDR</td> <td>Canal</td> </tr> <tr> <td>SOUTH</td> <td>R-1AA</td> <td>LDR</td> <td>SFR</td> </tr> <tr> <td>EAST</td> <td>R-1AA</td> <td>LDR</td> <td>Boland Dr</td> </tr> <tr> <td>WEST</td> <td>R-1AA</td> <td>LDR</td> <td>Canal</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	R-1AA	LDR	Boat Ramp	NORTH	R-1AA	LDR	Canal	SOUTH	R-1AA	LDR	SFR	EAST	R-1AA	LDR	Boland Dr	WEST	R-1AA	LDR	Canal
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY																						
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<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>The use of this property as a boat ramp was established in 1973 and, as such, continuing the use would not be inconsistent with the character of the area.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>The relocation and reconstruction of the ramp would have no impact on the current traffic patterns or volume.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>The continued use of the property as a boat ramp for the members of the West Lake Brantley Civic Association is consistent with the Seminole County Vision 2020 Comprehensive Plan Low Density Residential (LDR) future land use.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p>																								

	<p>The R-1AA zoning allows the use of a property as a private recreational facilities as an accessory use to civic, fraternal, or social organizations if the existing use is located in a predominantly residential area as determined by the Planning Manager. This property meets all requirements of this provision.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>The use on this lot has been historically established as a boat ramp that provides access to the recreational amenity of Lake Brantley. Continuing this use will not adversely affect the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE R-1AA (SINGLE FAMILY RESIDENTIAL DISTRICT); LDC SECTION 30.203(k)</p>	<p>The BOA may permit any use allowed by special exception in the R-1AA (Single Family Residential District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE R-1AA (SINGLE FAMILY RESIDENTIAL DISTRICT):</u></p> <p>The R-1AA District allows private recreational facilities constructed as an accessory use to civic, fraternal, or social organizations, by Special Exception, if the existing use is located in a predominantly residential area as determined by the Planning Manager.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>The on-going use of this lot as ramp access to the canal system is not intensive in nature.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>The property is located in the Southwest Service Area. The use of the property does not require utilities although these services are provided to this area by Utilities Inc. Other county services, including emergency services and garbage disposal, are also available to the site.</p>

STAFF FINDINGS	<p>Staff believes the proposed use would be compatible with the trend of development in the area for the following reasons:</p> <ul style="list-style-type: none">• The property has been used in the same capacity since 1973 and serves the recreational needs of the immediate community.• The applicant proposes to upgrade the facilities by building a seawall and relocating the ramp in order to mitigate environmental issues which, in turn, will enhance the water quality to Lake Brantley.
STAFF RECOMMENDATION	<p>Staff recommends approval of a Special Exception to allow the construction of a boat ramp for the private recreational facility accessory to the civic organization known as West Lake Brantley Civic Association located at 2494 Island Drive subject to the following conditions:</p> <ol style="list-style-type: none">1. The use of the boat ramp shall remain private and be limited to those members of the West Lake Brantley Civic Association.

Fee: \$370.00

RECEIVED APR 06 2007

COPY

Application # B52007-07
Meeting Date MAY 31, 2007



**SPECIAL EXCEPTION APPLICATION
SEMINOLE COUNTY PLANNING DIVISION**

1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Dale Coody for Civic Assn of W Lake Brantley Inc.
Address: 2401 Island Dr. City: Longwood Zip code: 32779
Project Address: 2494 Island Dr. City: Longwood Zip code: 32779
Phone number(s): 407-448-0721
Email address: dcoody@metriceng.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: Boat Ramp Reconstruction

Is the property available for inspection without an appointment? Yes No

What is the current use of the property? Boat Ramp

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

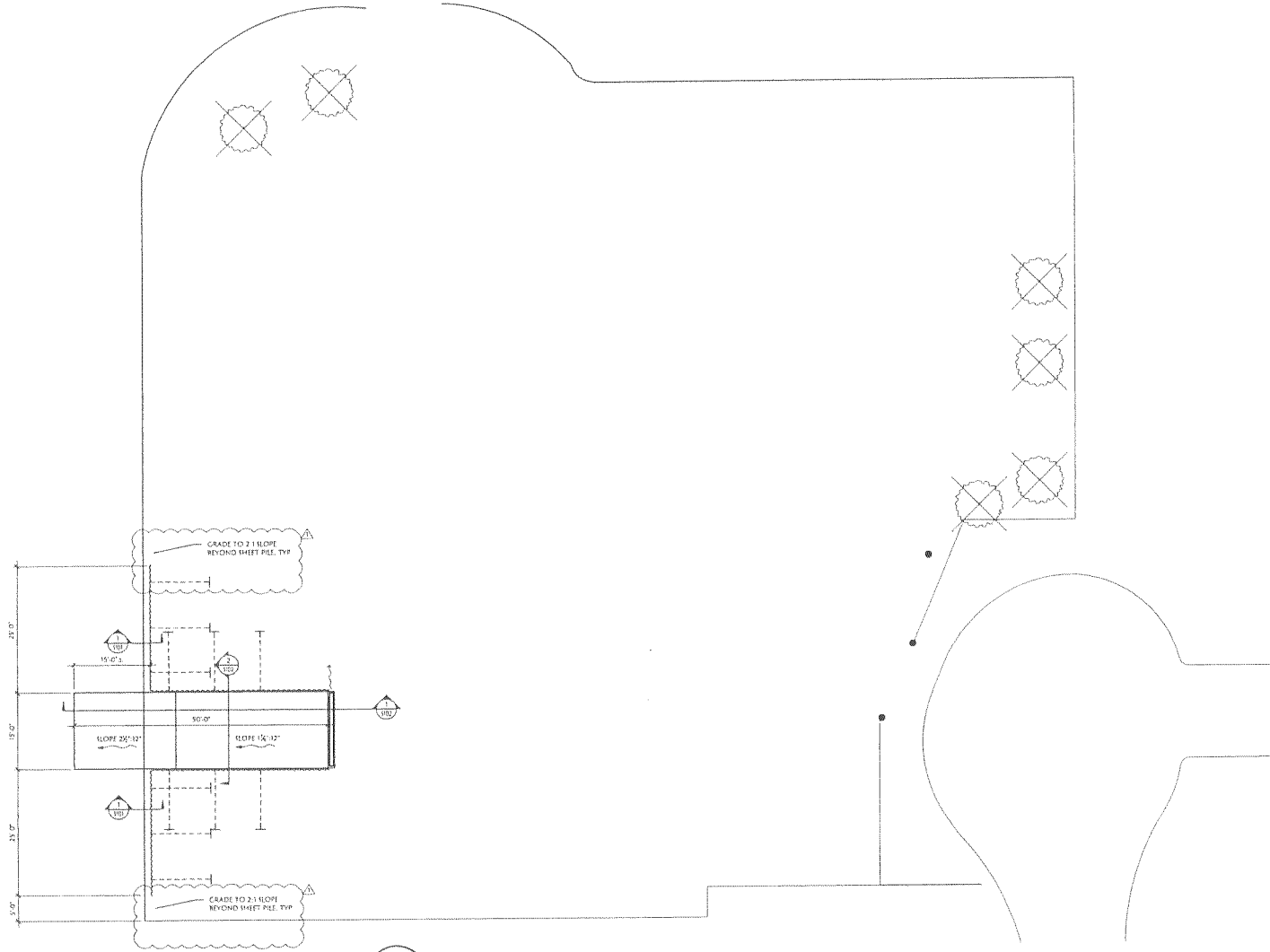
FOR OFFICE USE ONLY

Date Submitted: 4-6-07 Reviewed By: UG
 Tax parcel number: 05-21-29-502-0020 Zoning/FLU R-1HA/CDR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: needs S.E. under R1AA 30.203 (K) private recreation facility for civic association.

**Civic Association of West Lake Brantley
Boat Ramp Reconstruction Project**

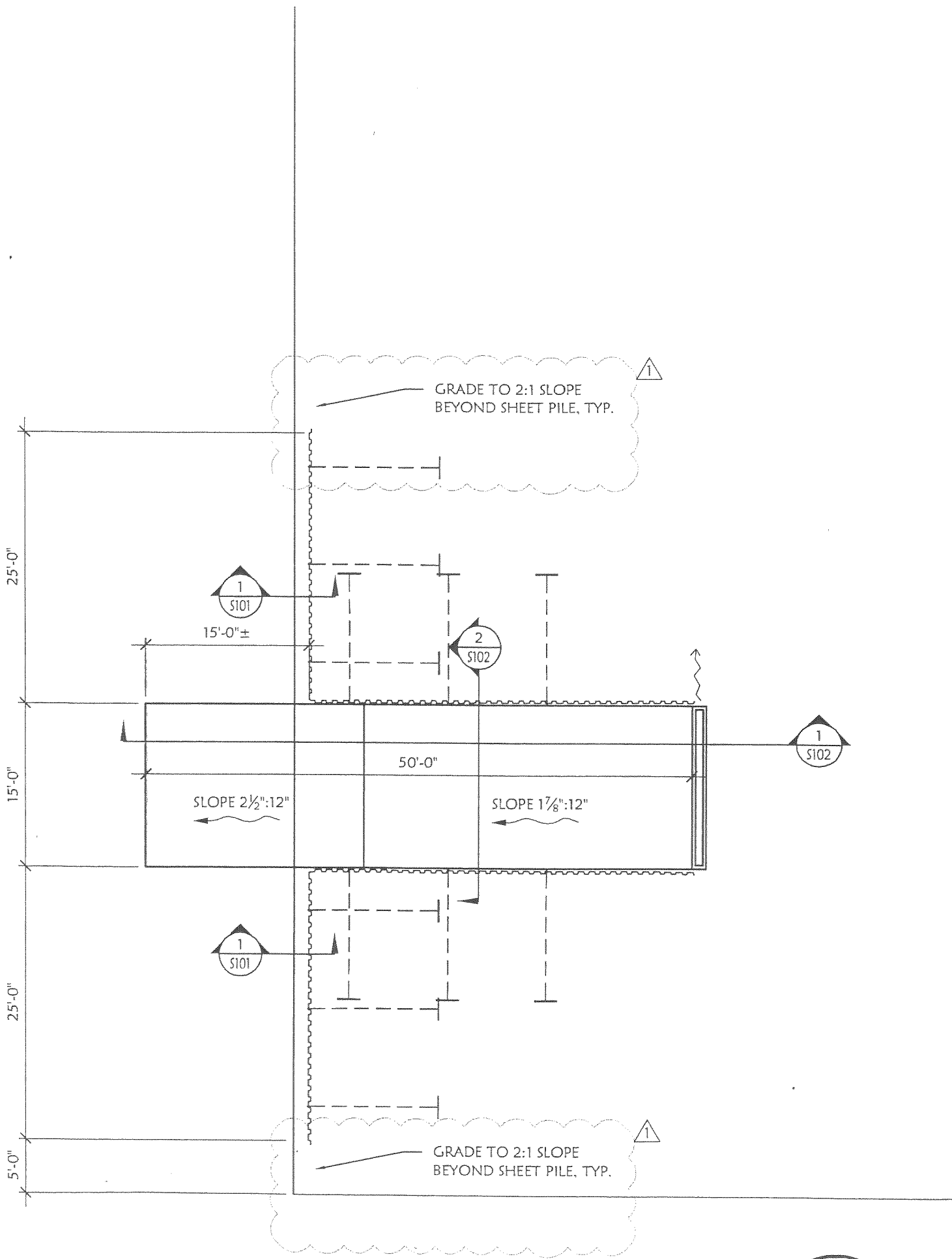
The Civic Association of West Lake Brantley currently owns and operates a boat ramp located at 2494 Island Drive. The boat ramp is private and may only be accessed by Home Owner Association (HOA) members. The proposed boat ramp is approximately 750 SF. The hours of operations are typically during daylight hours. There are no seating, staff or site concerns that could impact other properties.

- used as boat ramp since 1973
- Currently silt ^{+gas/oil} is running down the existing boat ramp. This improvement will prevent future runoff.



1
S201
SEA WALL & BOAT RAMP SITE PLAN
 SCALE: 3/8" = 1'-0"

<p style="font-size: small;">To the best of the Designer's knowledge, the data used herein for this project comply with the applicable minimum building code as determined by the local authority to enforce with the Florida District.</p>	<p style="font-size: small;">Project:</p> <p style="text-align: center;">Site Improvements for C.A. W.L.B.'s Boat Ramp Island Drive Longwood, Florida</p>	<p style="font-size: small;">Client:</p> <p style="text-align: center;">Civic Association of West Lake Brantley Longwood, Florida</p>	<p style="font-size: small;">Engineer:</p> <p style="text-align: center;">STRUCTURAL CONCEPTS & DESIGN</p> <p style="font-size: x-small; text-align: center;">4000 KALAMORE LANE, SUITE 105, ALHAMBRA PARK, FL 32714 305-887-1111 FAX: 305-887-0024 www.scdesign.com FLORIDA C.O.# 140-2711</p>
<p style="font-size: x-small;">Name:</p> <p style="font-size: x-small;">Date:</p> <p style="font-size: x-small;">Drawn By:</p> <p style="font-size: x-small;">Checked By:</p> <p style="font-size: x-small;">Approved By:</p> <p style="font-size: x-small;">Date:</p>	<p style="font-size: x-small;">Revision:</p> <p style="font-size: x-small;">Public/Department/Comment:</p>	<p style="font-size: x-small;">Project No.:</p> <p style="font-size: x-small;">Drawn By:</p> <p style="font-size: x-small;">Checked By:</p> <p style="font-size: x-small;">Approved By:</p> <p style="font-size: x-small;">Date:</p>	<p style="font-size: x-small;">Scale:</p> <p style="font-size: x-small;">Robert C. Longtin, P.E. 11 Corporation Way, 45188</p>
<p style="font-size: x-small;">Sheet Title</p> <p style="text-align: center;">SEA WALL & BOAT RAMP SITE PLAN</p>		<p style="font-size: x-small;">Sheet Number</p> <p style="text-align: center;">S201</p>	



GENERAL STRUCTURAL NOTES

GENERAL DRAWING NOTES:

DO NOT CALL DIMENSIONS UNLESS PROVIDED. TYPICALLY, IN THE CASE OF DIMENSIONAL CONFLICT ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS, TYPICALLY.
 STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM STRUCTURAL CONCEPTS & DESIGN, LLC.
 SHOP DRAWINGS REVIEW SHALL REQUIRE TWO (2) WEEKS FOR COMPLETION FROM TIME OF DELIVERY TO STRUCTURAL CONCEPTS & DESIGN, LLC. SHOP DRAWINGS SHALL BE CHECKED & APPROVED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT.
 CONTRACTOR SUBMITTING SHOP DRAWINGS TO PROVIDE ONE (1) SET AND TWO (2) BLUELINE COPIES FOR MARK UP.

02000 BUILDING CODES:

FLORIDA BUILDING CODE - 2004 EDITION w/ 2006 SUPPLEMENTS

02010 STRUCTURAL LOADING:

THE STRUCTURE HAS BEEN DESIGNED IN ACCORD WITH THE BUILDING CODE AND ON MORE RESTRICTIVE REQUIREMENTS FOR LOADS AT GIVEN BELOW UNLESS SPECIFIC AREAS OF THE DRAWING SPECIFICALLY CALL FOR DIFFERENT LOADING CRITERIA.
 GRAVITY LOADING UNIFORM

WIND LOAD AS PER FLORIDA BUILDING CODE 2004 EDITION
 BASIC WIND SPEED (V) = 120 MPH (1 SECOND GUST)
 EXPOSURE CATEGORY = B
 WIND LOAD IMPORTANCE FACTOR (I) = 1.00
 INTERNAL PRESSURE COEFFICIENTS = N/A (OPEN STRUCTURE)
 MAXIMUM COMPONENT & CLADDING PRESSURE = ±25.0 PSF

03000 DRAWING DIMENSIONS AND COORDINATION:

DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.

03000 SCOPE OF SERVICE:

THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED AND IS RESPONSIBLE FOR ONLY THE SPECIFIC STRUCTURAL COMPONENTS INDICATED IN THIS SET OF STRUCTURAL CONSTRUCTION DOCUMENTS. IF A SPECIALTY ENGINEER, AS DEFINED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, IS REQUIRED, HIS SERVICES MUST COMPLY WITH THE SCOPE OF SERVICES AS OUTLINED IN THE PROJECT CONSTRUCTION DOCUMENTS.

02000 FOUNDATIONS:

THE FOLLOWING FOUNDATION SYSTEM WILL BE USED:
 CHALLENGE STRIP AND SPREAD FOOTINGS.
 ALLOWABLE BEARING = 2000 PSF

GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR PRECIPITING AND MONITORING ALL TESTING, INSTALLATION, EVALUATION AND REPORTING RELATED TO THE FOUNDATION SYSTEM, INCLUDING ALL WORKMANSHIP PROVISIONS RELATING TO THE SOIL - STRUCTURE INTERFACE. THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR PRECIPITING THE MATERIALS USED TO CONSTRUCT THE FOUNDATION UNITS AND FOR THE SELECTION OF VARIOUS SIZE UNITS TO SUPPORT THE STRUCTURAL FRAME.

DO NOT PLACE ANY FOOTINGS OR MATS UNTIL RECEIPT OF WRITTEN AUTHORIZATION BY THE GEOTECHNICAL ENGINEER THAT THE PREPARED SURGRADE OR DEEP FOUNDATION SYSTEM HAS BEEN PROPERLY EXECUTED IN ACCORD WITH THE DESIGN AND THAT ANY VARYING CONDITIONS ENCOUNTERED DURING CONSTRUCTION HAVE BEEN EVALUATED AND CORRECTED WHERE NECESSARY TO INSURE PROPER FOUNDATION PERFORMANCE.

02020 STRUCTURAL FILL:

FOUNDATIONS PLACED ON COMPACTED STRUCTURAL FILL HAVE BEEN DESIGNED FOR A BEARING OF 2000 PSF. FILL TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. PLACE FILL IN LAYERS OF 8" THICK MAXIMUM AND UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER. FILL TO BE TESTED TO VERIFY COMPACTION.

02200 EARTHWORKS:

CONTRACTOR SHALL DETERMINE SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACKFILL SHALL BE ACCOMPANIED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. FILL BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF THESE WALLS. PROVIDE ADEQUATE EXCAVATION BRACING IN ACCORD WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES, AND OTHER INFRASTRUCTURES IN A SAFE CONDITION.

03100 FORMWORK:

CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI 347. SEE TYPICAL DETAILS FOR CAMBER REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADE REQUIRING THE OPENING. PROVIDE CHAMBERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED ENOUGH STRENGTH TO SUPPORT ALL DEAD LOADS PLUS A MINIMUM OF 50 PSF OF ADDITIONAL CONSTRUCTION LOAD. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03200 CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORD WITH ACI 318.02, ACI 318R.02, ACI 318.99, ACI 318R.99, ACI 308.02, CSI "MANUAL OF STANDARD PRACTICE" 2005, CSI "BRACING REINFORCING BARS" 1997, WIRE REINFORCEMENT INSTITUTE "MANUAL OF STANDARD PRACTICE STRUCTURAL STEEL" WIRE REINFORCEMENT 2001. BARS SHALL CONFORM TO ASTM SPECIFICATION A618/618M. GRADE 60 REEL-ROD FABRIC SHALL CONFORM TO ASTM A675. CONCRETE COVER REQUIRED AS FOLLOWS:

- A.) CAST AGAINST AND EXPOSED TO EARTH 3"
- B.) FORMED, EXPOSED TO EARTH OR WEATHER #5 AND LARGER 2"
- C.) #5 AND SMALLER 1 1/2"
- D.) BARS AND WALLS AND EARTH OR WEATHER 2" EXPOSURE #5 AND SMALLER 3/4"
- E.) 3 HOUR FIRE RATING, AND LESS 3/4"
- F.) FRAMES, 1" (1 HOUR FIRE RATING AND LESS)
- G.) COLUMNS, 1" + HOUR RATING OR 2" WHICHEVER IS LESS (10 MAIN VERTICAL REINFORCING)

LAP LENGTHS SHALL BE AS FOLLOWS:
 1. ALL LAP SPICES SHALL BE TENSION CLASS "B" UNLESS OTHER LAP CONDITIONS ARE SPECIFICALLY SHOWN ON THE DRAWING.
 2. SPICE LENGTH SHALL BE SHOWN ON SHOP DRAWINGS.
 3. USE GENERAL WOOD BAR DEVELOPMENT LENGTHS UNLESS SPECIAL COMPARTMENT CONDITIONS ARE ILLUSTRATED IN ACCORD WITH ACI 318.

03300 CAST-IN-PLACE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 301.99. ALL REINFORCED CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH AT FOLLOWING:

- ALL STRUCTURAL ELEMENTS Fc = 4000 PSI, TYP. (31.1 N D.D)
- FOUNDATIONS: Fc = 3500 PSI
- SLAB ON GRADE: Fc = 3000 PSI

ALL CONCRETE MIX DESIGN SUPPLIERS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHETHER EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

03310 CONCRETE TESTING:

OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO PERFORM THE FOLLOWING TESTS AND SUBMIT TEST REPORTS ON CAST-IN-PLACE CONCRETE:

ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE". SLUMP SHALL NOT EXCEED LIMIT INDICATED ON APPROVED MIX DESIGN, OR 6" (WHICHEVER IS SMALLER)

ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS". CYLINDERS SHALL BE TAKEN FOR EACH MIX DESIGN USED, AND FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED. TEST CYLINDERS AT THE FOLLOWING AGES:

- 1 CYLINDER AT 3 DAYS, 1 CYLINDER AT 7 DAYS, 2 CYLINDERS AT 28 DAYS
- OR
- HOLD ONE RESERVE CYLINDER TO BE TESTED AS REQUESTED BY THE ENGINEER. IF REQUIRED 28 DAY STRENGTH IS ACHIEVED, THE RESERVE CYLINDER MAY BE DISECARDED.

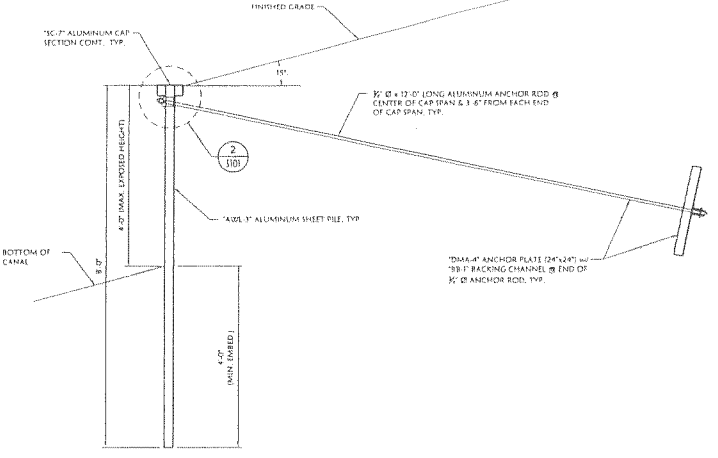
03310 ALUMINUM:

ALL ALUMINUM SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH "ALUMINUM STANDARD" & PART 7 "11TH EDITION" & THE LATEST EDITION OF THE ALUMINUM ASSOCIATION'S "ALUMINUM DESIGN MANUAL" & SHALL CONFORM TO:

- SHEETING: _____ ASTM 6061 T6
- BRACING ASSEMBLIES: _____ ASTM 6061 T6
- WALLS, CAPS & BACKING BEAM: _____ ASTM 6061 T6
- 18 RODS & ROD SHIMS: _____ ASTM 6061 T6

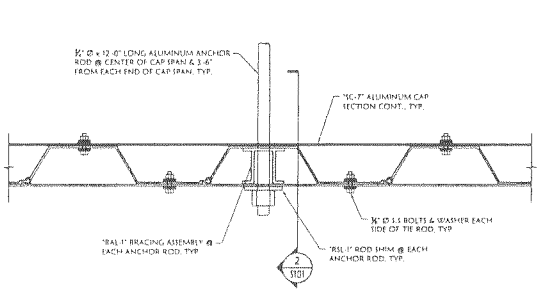
ALL WELD AND FIELD CONNECTIONS SHALL BE MADE WITH ASTM A 221 ALLOY 6061-T6 ALUMINUM DESIGN TEMPER STEEL OF 18,000 PSI ON THE ROOT AREA. STAINLESS STEEL TYPE 316 (304 PERMITTED) BOLTS & NUTS (ASTM A 193/194) MAY BE SUBSTITUTED IN LIEU OF THE ALUMINUM BOLTS & NUTS, TYP.

NOTE: PROVIDE 1/2" Ø 1.5" BOLT & WASHERS EACH SIDE OF CAP @ ENDS OF CAP SPAN & @ 4'-0" O.C. (MAX.) BETWEEN THE RODS, TYP. (11 N.D.)

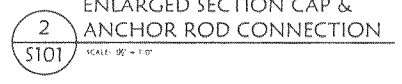


1 TYPICAL SECTION @ SEA WALL & ANCHOR ROD
 SCALE: 3/8" = 1'-0"

NOTE: PROVIDE 1/2" Ø 1.5" BOLT & WASHERS EACH SIDE OF CAP @ ENDS OF CAP SPAN & @ 4'-0" O.C. (MAX.) BETWEEN THE RODS, TYP. (11 N.D.)



3 ENLARGED SECTION CAP & ANCHOR ROD CONNECTION
 SCALE: 3/8" = 1'-0"



2 ENLARGED SECTION CAP & ANCHOR ROD CONNECTION
 SCALE: 3/8" = 1'-0"

Client: Civic Association of West Lake Brantley, Longwood, Florida

Project: Site Improvement for CA, W.L.B. / Boat Ramp, Island Drive, Longwood, Florida

Engineer: STRUCTURAL CONCEPTS & DESIGN, INC.
 4500 BOULEVARD, SUITE 101, AUSTIN, TEXAS 78746
 TEL: (512) 744-2327 FAX: (512) 744-2328
 WWW.SC&D.COM EMAIL: SC&D@SC&D.COM

Scale: 1/8" = 1'-0"

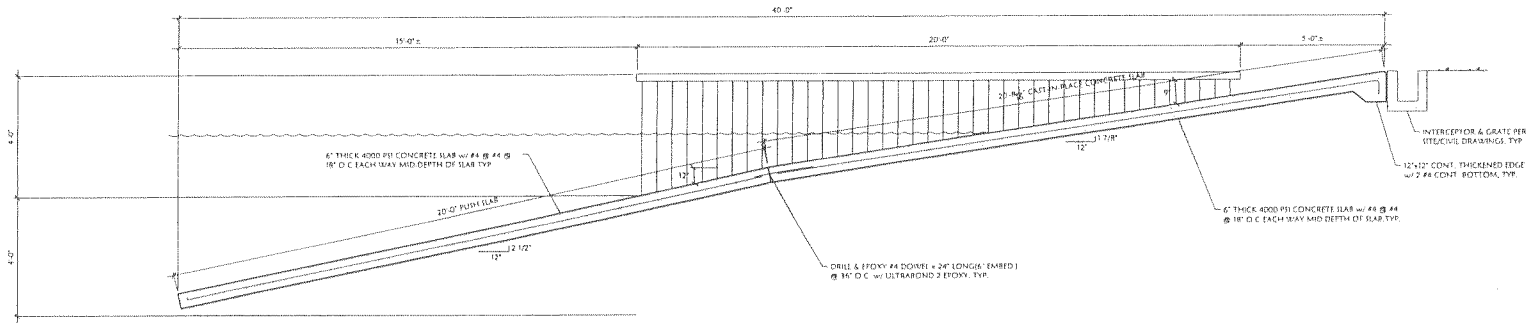
Rev.	Date	Description

Project No.: 06-012
 Drawn By: TJC
 Checked By: RCS
 Approved By: RCS
 Date: 07/26/07

Sheet Title: STRUCTURAL SECTIONS & DETAILS

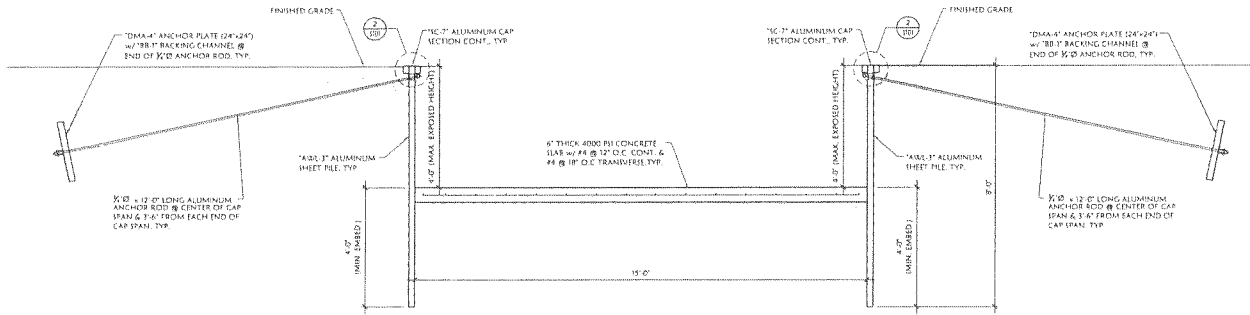
Sheet Number: S101

F:\Structural\Project\CAMBER\0212 Boat Ramp Project - Sheet 1 - 07/26/07 - ELS



1
S102
TYPICAL SECTION THROUGH CONCRETE RAMP
SCALE: 1/2" = 1'-0"

NOTE: PROVIDE 3/8" Ø S.S. BOLT & WASHER EACH SIDE OF CAP @ ENDS OF CAP SPAN & @ 4'-0" O.C. (MAX.) BETWEEN THE RODS TYP. (U.N.D.)



1
S102
TYPICAL SECTION THROUGH CONCRETE RAMP
SCALE: 1/2" = 1'-0"

Client:
Civic Association
of West Lake Brantley
Longwood, Florida

Project:
Site Improvements for C.A. W.L.B.
Boat Ramp
Island Drive
Longwood, Florida

STRUCTURAL CONCEPTS & DESIGN
4055 BOGGS AVE. SUITE 105
LONGWOOD, FL 32740
TEL: 407/774-2037 FAX: 407/774-2188
WWW.PUBLICDESIGN.COM
LIC.# 00000000000000000000000000000000

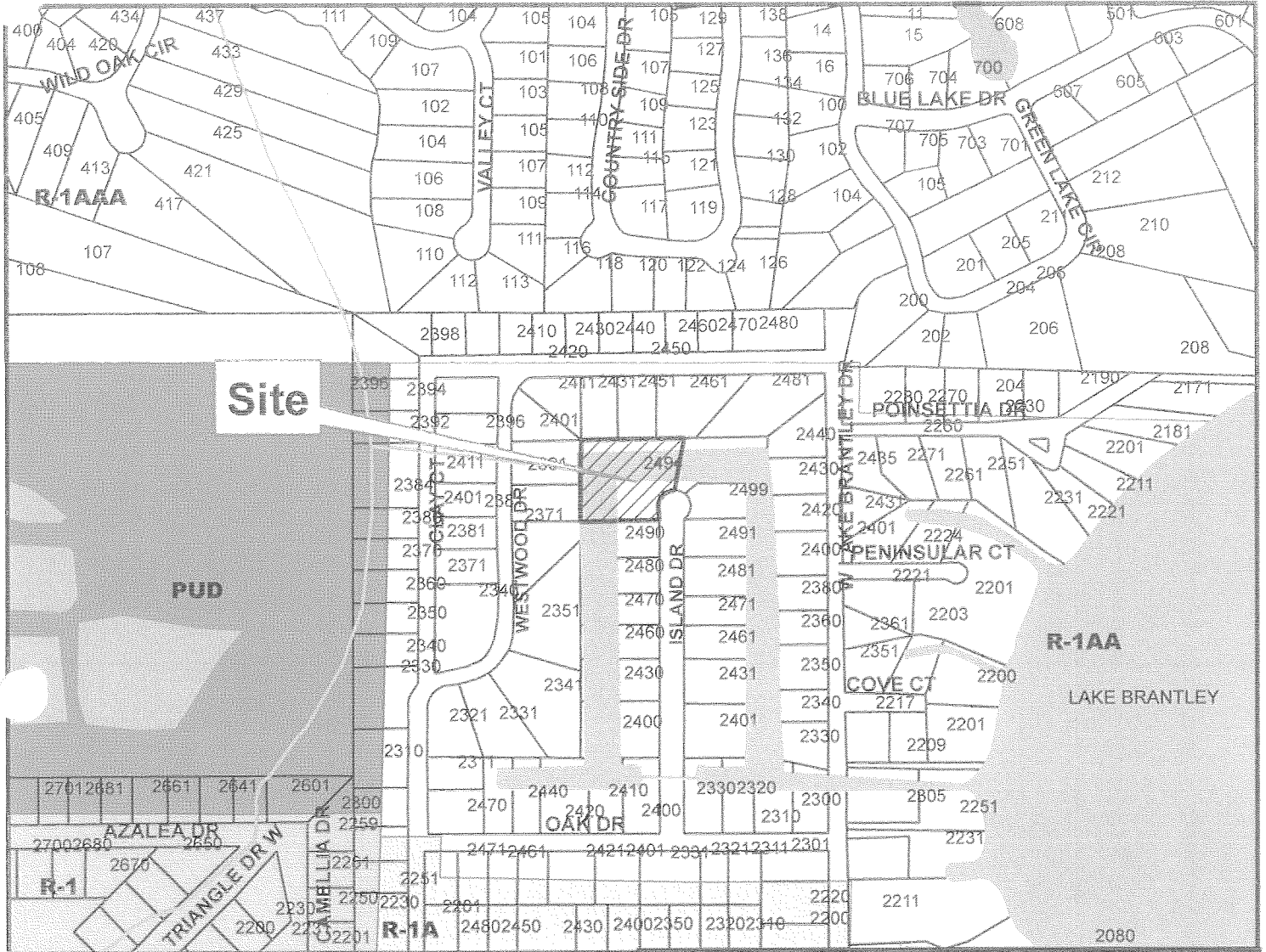
Author: C. Longenecker
P.E. Registration No. 28118

Revision	Date	Description

Project No.: 06-012
 Drawn By: TLM
 Checked By: RCS
 Approved By: RCS
 Date: 07/26/07

Sheet Title:
STRUCTURAL SECTIONS & DETAILS
Sheet Number:
S102

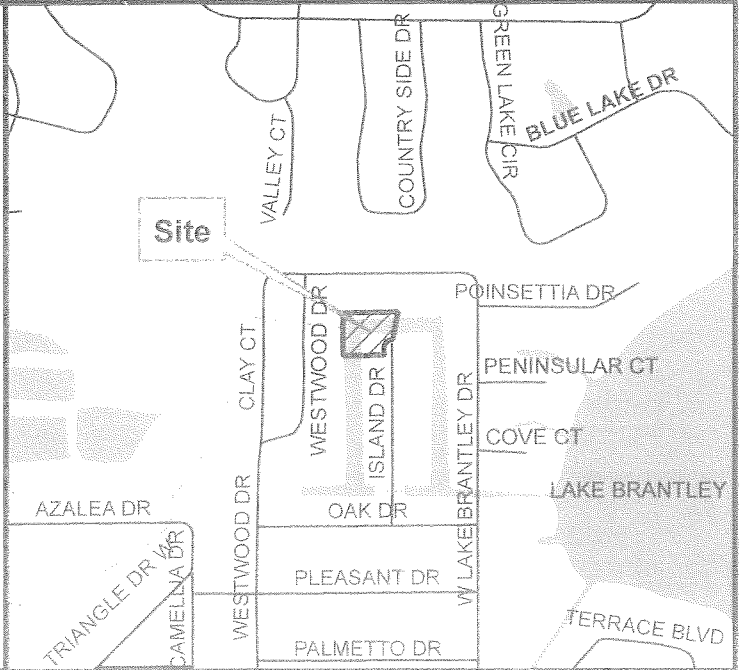
Dale Cody for the Civic Assn. of W. Lake Brantley Inc.
 Lot 2, Blk A, Lake Brantley Isles 2nd Addition
 Island Drive, Longwood, Florida 32779

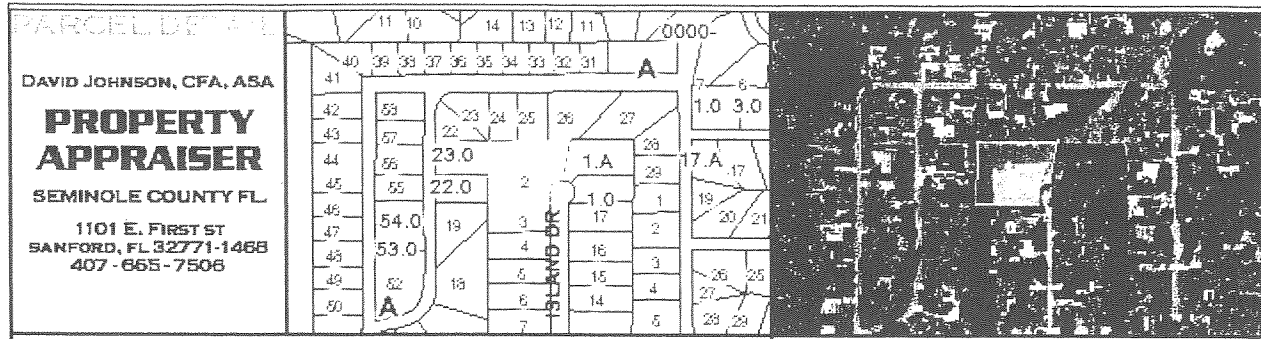


Seminole County Board of Adjustment
 May 21, 2007
 Case: BS2007-07 (Map 3154, Grid D2)
 Parcel No: 05-21-29-502-0A00-0020

Zoning

-  BS2007-07
-  R-1A
-  R-1AAA
-  R-1
-  R-1AA
-  PUD





PARCEL DEPT 11
 DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7506

GENERAL
 Parcel Id: 05-21-29-502-0A00-0020
 Owner: CIVIC ASSN OF W LAKE
 Own/Addr: BRANTLEY INC
 Mailing Address: PO BOX 143074
 City,State,ZipCode: ALTAMONTE SPRINGS FL 32714
 Property Address: ISLAND DR
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: N.-INFORMATION/REFERENC

2007 WORKING VALUE SUMMARY
 Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$10
 Land Value Ag: \$0
 Just/Market Value: \$10
 Assessed Value (SOH): \$10
 Exempt Value: \$0
 Taxable Value: \$10
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1973	00098	0749	\$5,000	Vacant	No

Find Sales within this DOR Code

2006 VALUE SUMMARY
 2006 Tax Bill Amount: \$0
 2006 Taxable Value: \$10
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

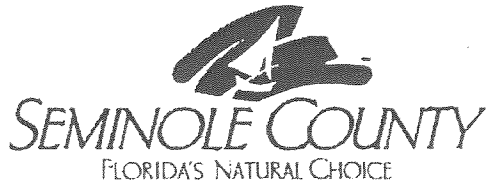
LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	10.00	\$10

Permits

LEGAL DESCRIPTION
 PLATS:
 LEG LOT 2 BLK A LAKE BRANTLEY ISLES
 2ND ADD
 PB 11 PG 5

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



Limited Power of Attorney

Date: 2/2/07

I hereby name and appoint Dale Cody of the Lake Brantley Isles HOA to be my lawful attorney in fact to act for me and apply to Seminole County Building and Fire Division for a Boat Ramp permit for work to be performed at the location described as:

Parcel ID#: 05-21-29-502-0A00-0020

Address of Job: Island Dr.

Property Owner: Civic Assoc. of W. Lake Brantley Inc

and to sign my name and do all things necessary to this appointment.

HOA Association president (Contractor's Company and License)

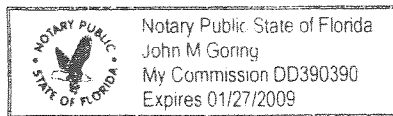
John M. Goring (Signature of Contractor)

Acknowledged: John M. Goring

Sworn to and subscribed before me this 7th day of February A.D. 2007

Notary Public

(Seal)



My Commission expires on: January 27, 2009

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 21, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 2 BLK A LAKE BRANTLEY ISLES 2ND ADD
PB 11 PG 5

(The afordescribed legal description has been provided to Seminole County by the owner of the afordescribed property.)

FINDINGS OF FACT

Property Owner: Civic Association Of West Lake Brantley Inc
PO BOX 143074
Altamonte Springs FL 32714

Project Name: Island Drive (2494)

Requested Development Approval:

Request for a special exception to construct a boat ramp as an accessory use to a civic, fraternal, or social organizations in the R-1AA (Single Family Residential District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the afordescribed property.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 1. The variance granted will apply only to the boat ramp as depicted on the attached site plan.
 2. The use of the boat ramp shall remain private and be limited to those members of the West Lake Brantley Civic Association.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Dori L. DeBord
Planning & Development Director

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: