

MEMORANDUM

TO: Planning and Zoning Board

DATE: July 25, 2023

RE: Variance Application – 2506 Homewood Drive

PUBLIC HEARING CASE #2023-06-002 - PURSUANT TO BELLE ISLE CODE SEC. 48-32 (A) (6) (A) AND SEC. 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION, SUBMITTED BY APPLICANT MATTHEW LANGBEHN REPRESENTING HOMEOWNER EDWARD HARRISON LOCATED AT 2506 HOMEWOOD DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #19-23-30-5888-06-160.

Background:

1. On June 1, 2023, the applicant, Matthew Langbehn, and Edward Harrison, submitted a request, application, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed on Saturday, July 15, 2023, in Orlando Sentinel.
3. Letters to the abutting property owners were mailed within 300 feet of the subject property on July 11, 2023.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings of fact that are presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I MOVE, PURSUANT TO BELLE ISLE SEC. 48-32 (A) (6) (A) AND SEC. 42-64, **TO APPROVE** A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION, SUBMITTED BY APPLICANT MATTHEW LANGBEHN REPRESENTING HOMEOWNER EDWARD HARRISON LOCATED AT 2506 HOMEWOOD DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #19-23-30-5888-06-160.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE SEC. 48-32 (A) (6) (A) AND SEC. 42-64, HAVING NOT BEEN MET, **TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION, SUBMITTED BY APPLICANT MATTHEW LANGBEHN REPRESENTING HOMEOWNER EDWARD HARRISON LOCATED AT 2506 HOMEWOOD DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #19-23-30-5888-06-160.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



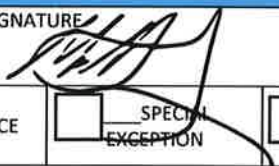

City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Matthew Langbehn	OWNER Edward T. Harrison
ADDRESS 2120 33rd St. Orlando 32839	PROJECT ADDRESS 2506 Homewood Dr. 32809
CONTACT NUMBER 407.583.6251	OWNER'S CONTACT NUMBER 407.375.3716
EMAIL matt@summertimedocks.com	OWNER'S EMAIL etharrison55@gmail.com
PARCEL ID# 19-23-30-5888-06-160	
LAND USE CLASSIFICATION 0130-Sfr-Lake Front	ZONING DISTRICT
SECTION OF THE CODE VARIANCE REQUESTED ON 48-32(a)(6)	
DETAILED VARIANCE REQUEST Applicant is requesting to construct a dock that extends greater than 15' lakeward of an existing dock within 300'.	
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property. By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 	
APPLICANTS SIGNATURE 	OWNER'S SIGNATURE 
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 2023-06-002 DATE OF HEARING 7-25-23

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



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Variance and Special Exception Application

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.

- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: \$300	6-1-2023 Date Paid	2385 Check/Cash	 Rec'd By
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ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or a written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

*For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, and you do not have to comply with Sec. 42-64 (1) d and (1) f.

Property Record - 19-23-30-5888-06-160

Orange County Property Appraiser • <http://www.ocpaf1.org>

Property Summary as of 05/31/2023

Property Name

2506 Homewood Dr

Names

Harrison Edward Timothy
Harrison Deborah Kimble

Municipality

BI - Belle Isle

Property Use

0130 - Sfr - Lake Front

Mailing Address

4275 Lillian Hall Ln
Orlando, FL 32812-8154

Physical Address

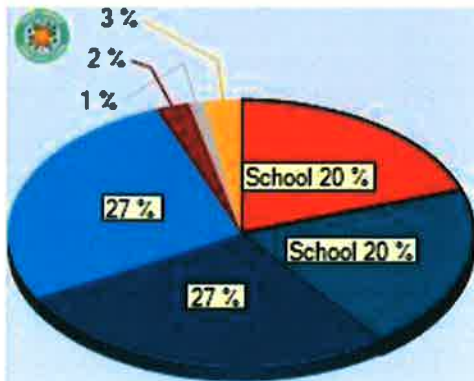
2506 Homewood Dr
Orlando, FL 32809



QR Code For Mobile Phone



302319588806160 09/29/2006



Value and Taxes

Historical Value and Tax Benefits



Licensed General Contractor: CGC1511647

Summertime Deck and Dock, LLC
2120 33rd St. Orlando, FL. 32839
Phone: 407.583.6251
www.SummertimeDocks.com
info@summertimedocks.com

City of Belle Islee
1600 Nela Avenue,
Belle Isle, FL 3280

Variance Narrative – 2023-01-012

To Whom It May Concern,

We, Summertime Deck and Dock, on behalf of Edward T. Harrison, owner of the property located at 2506 Homewood Dr., are requesting a variance approval to the dock design criteria code requirements per sec. 48-32 (a)(6) *Number and location of docks*. Based on the *Standards of Variance Justification* of sec 42-64 of the Land Development Code, the following information is being provided, addressing each section:

***Special Conditions and/or Circumstances – Section 42-64(1)d: WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?** Given the unique topography of the shoreline and lake bottom, the dock will not be in adequate water depth to serve its intended purpose for boat mooring and cradle storage if the applicant is unable to construct their dock at the length requested.

***Not-Self-Created – Section 42-64(1)e: HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?** The unique, or in this case, particularly shallow, vegetative lake bottom in this area appears to be not-naturally occurring. Because of the boat access ramp located along the neighboring property line to the west, it appears that past dredging efforts, or excessive boat traffic caused by the use of this boat ramp, may have contributed to the unique water depths in this area. Furthermore, the shoreline takes on a more cove-like basin at the neighboring property, creating deeper water much closer to the Normal High Water Elevation, thus negating the need for a dock as long as we're requesting. Ultimately, the existing dock that our dock is being compared to, as it relates to length, extends from an area of the shoreline that deviates from the more consistent shoreline that is found to the east of our subject property.

***Minimum Possible Variance – Section 42-64(1)f: CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.** This variance request represents the minimum length needed to achieve the intent and purpose of the proposed boat dock (boat mooring and cradle storage). Based on individual water depth assessments, and when compared to other similar docks along the same shoreline, our proposed dock length appears to be consistent with docks that have been constructed more recently and with the shared intent and purpose of our proposed dock.

***Purpose and Intent – Section 42-64(1)g: WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD.** The approval of this variance and the construction of the proposed dock will not have any additional negative effects were it not to be approved. The construction of the proposed boat dock will be more consistent with the style and purpose of more recent docks that have been constructed over the years along the ever-evolving shoreline of Lake Conway.

NOTE: Although the dock does extend 15' beyond the neighboring dock to the West, I don't believe that dock to be an accurate reference for the dock we're proposing to build. Its purpose appears to be more so for recreational fishing-type activities and not for boat mooring and storage, unlike our proposed dock, where water depth is much more part of the design criteria. The docks to the east, along with the general topography of the lake and shoreline, appear to be more consistent with our proposed dock and were used as a design reference.

Should you need any additional information to allow you to make an informed decision, please do not hesitate to call or email me personally. I can be reached at 407.583.6251 or matt@summertimedocks.com

Regards,

Matt Langbehn

Summertime Deck and Dock

BOUNDARY & TOPOGRAPHIC SURVEY

Legal Description:

Lot 15 (part of Section 16), less the Western 25 feet, of Lot Section 16(1), and both of the Northwest Corner of Lot Fifteen (15), thence run Southwesterly 244 feet along the Line between said Lot 15 and Lot 16, thence South 89° 59' 59" West 100.00 feet to the center of the curve of a 100.00 foot radius, thence along the arc of said Lot 15, thence Westerly back to the Point of Beginning, all in Block 7, NE 1/4, ISLAND SECTION 16, TOWNSHIP 30 S., RANGE 18 W., MERIDIAN 19 W., according to plat thereof recorded in Plat Book 0, Page 95, Public Records of Orange County, Florida.

Abbreviations:

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- 495 = 4.95
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- 497 = 4.97
- 498 = 4.98
- 499 = 4.99
- 500 = 5.00

Legend:

- MOOD FENCE
- DRIVE LINE FENCE
- WOOD FENCE
- POST FENCE
- LIGHT FENCE
- PAVERS
- CONCRETE
- ASPHALT

- SMOOTH NOTES
- * FENCE IS A FENCE ON NEAR PORTION OF THE WESTLY
- FENCE IS A FENCE
- FENCE IS A FENCE
- FENCE IS A FENCE



Address: 2506 Homewood Drive, Belle Isle Florida 32809

Certified to/for the exclusive use of:
 Old Republic National Title Insurance Company
 Division of Esters, P.A.

Flood Insurance Rate Map:
 Community Number: 120181 Panel: 0430
 Suffolk, VA Flood Insurance Rate Map
 Flood Zone: "X" AFS (BRE 88) *
 Map ID: 12895CC04306

Basis of Bearing:
 Bearings shown herein are based on the
 National Magnetic Declination for the year
 being 58825'10" W. (Curve C-5) Assumed.

Surveyor's Notes:

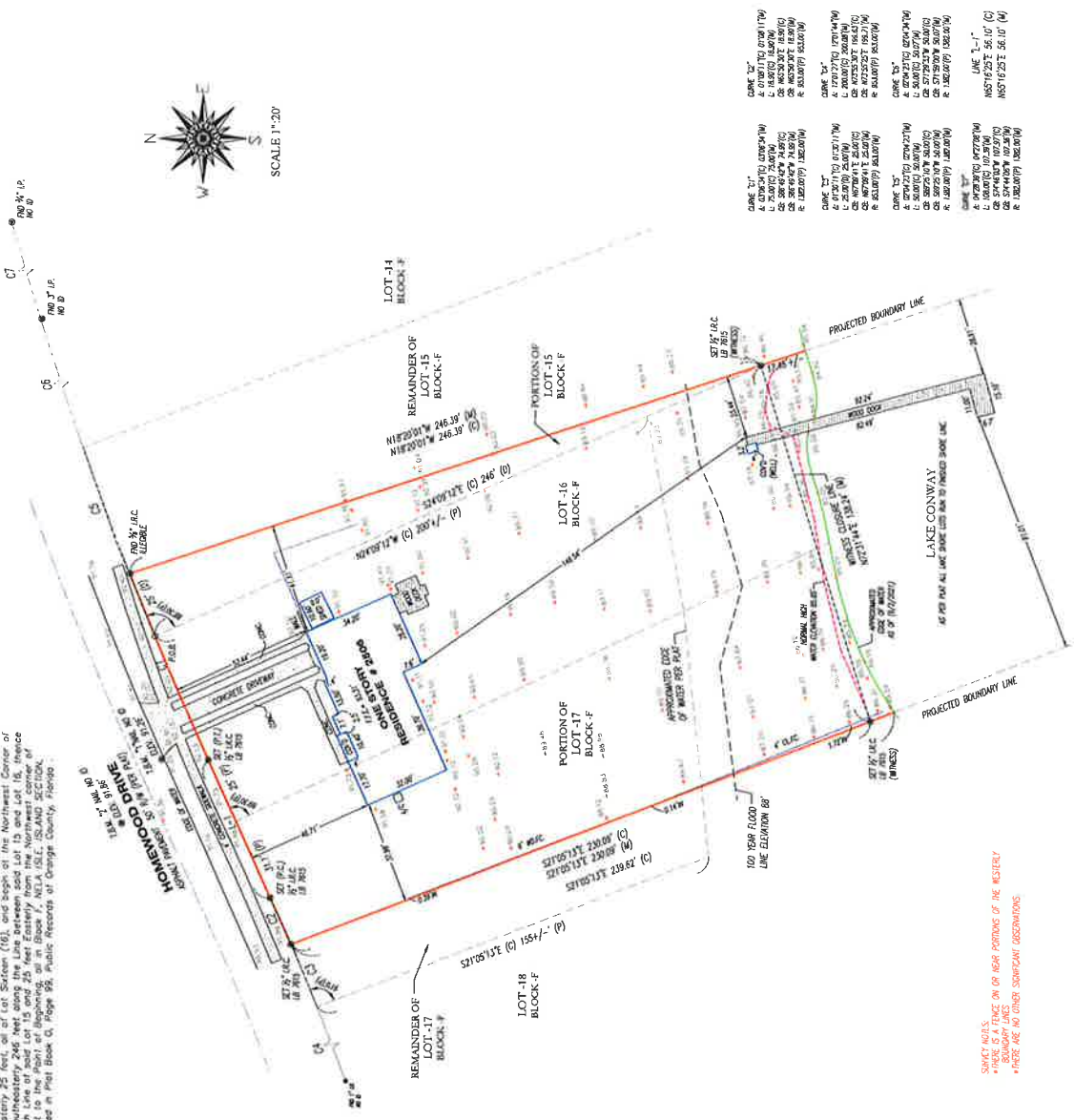
1. Legal description provided for others.
2. The lots shown herein were not distributed for accounts or other purposes.
3. Unimproved portions of blocks, subdivisions or other improvements were not surveyed.
4. The base of the wall and are not to be used to reconstruct boundary lines.
5. Only public easements located.
6. Dimensions shown are that and measured unless otherwise shown.
7. This survey was conducted in accordance with the provisions of the Florida Statutes.
8. No unrecorded encroachments or other irregularities have been detected.
9. This survey is prepared for the exclusive use and benefit of the parties stated herein.
10. The survey does not affect or determine interests in the property.
11. Subject to any decisions, embankments, excavations, encroachments, or other improvements, dimensions are as shown.
12. This survey was prepared without the benefit of a commission for the State of Florida.
13. The Survey is not an A/M/A/S/N Land Title Survey.
14. The flood data provided is for informational purposes only. The flood data was obtained from the National Flood Insurance Program, the Flood Elevation Map, and the Flood Insurance Rate Map.
15. This Survey is intended for planning and informational purposes only. It is not to be used for construction, subdivision, or other purposes.
16. MARKING CODES: 0100000000 (CONCRETE), 0200000000 (WOOD), 0300000000 (POST), 0400000000 (LIGHT), 0500000000 (PAVERS), 0600000000 (CONCRETE), 0700000000 (ASPHALT).
17. Elevation (if) shown herein are based on the benchmark L150002, located at the intersection of Lake Conway and Lake Conway Blvd. The correct date is not on the drawing.
18. Part of NE 1/4, Section 16, in Plat Book 0, Page 95 Orange County, Florida, are shown here for reference only.
19. This SURVEY MEETS THE REQUIREMENTS OF SECTION 100.01, F.S. AS TO THE PREPARATION OF A SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER PARTY.



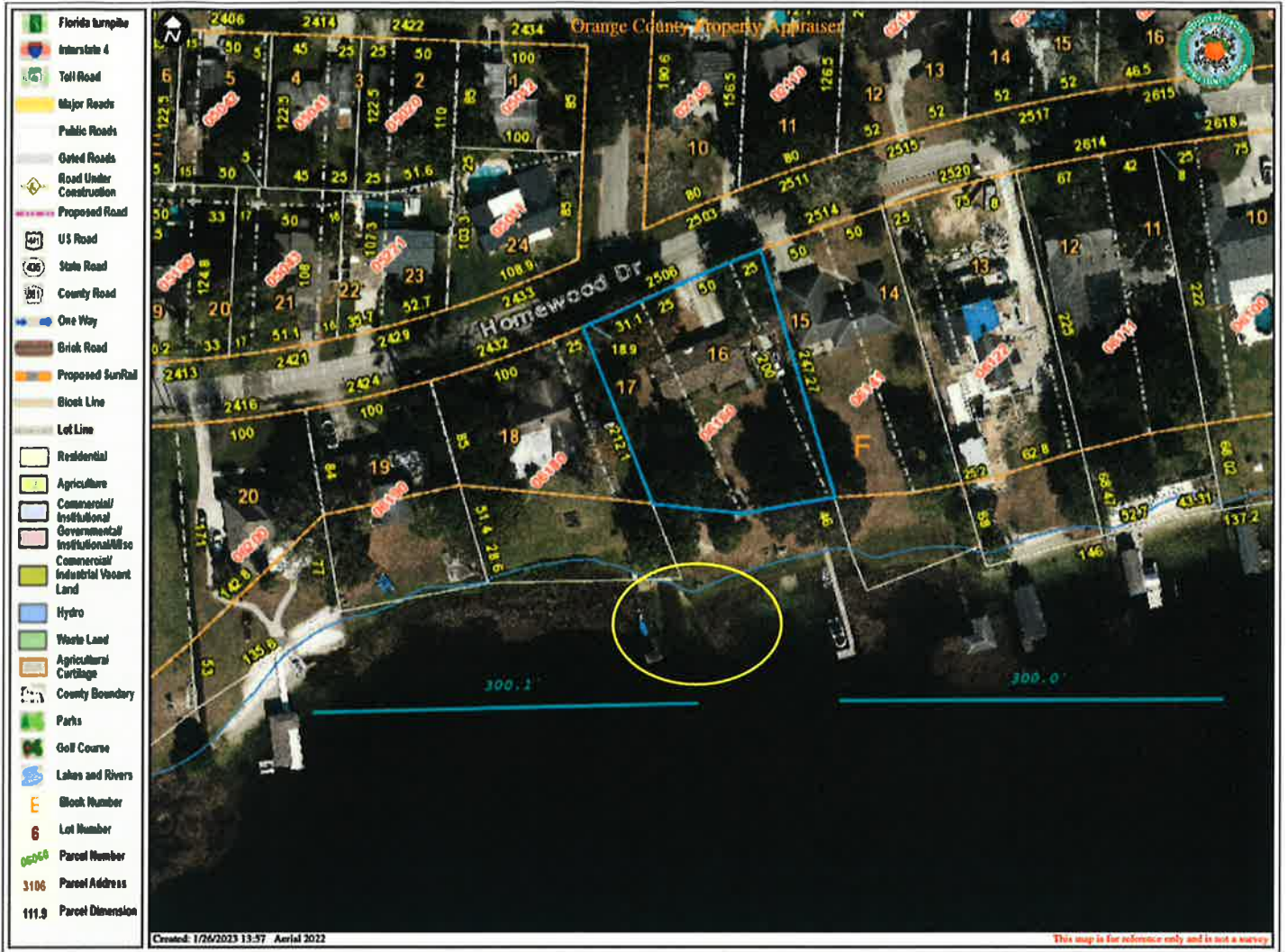
THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF FLORIDA. THE SURVEYOR'S SEAL IS A REQUIREMENT FOR THE SURVEY TO BE VALID. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER PARTY.



SCALE 1"=20'

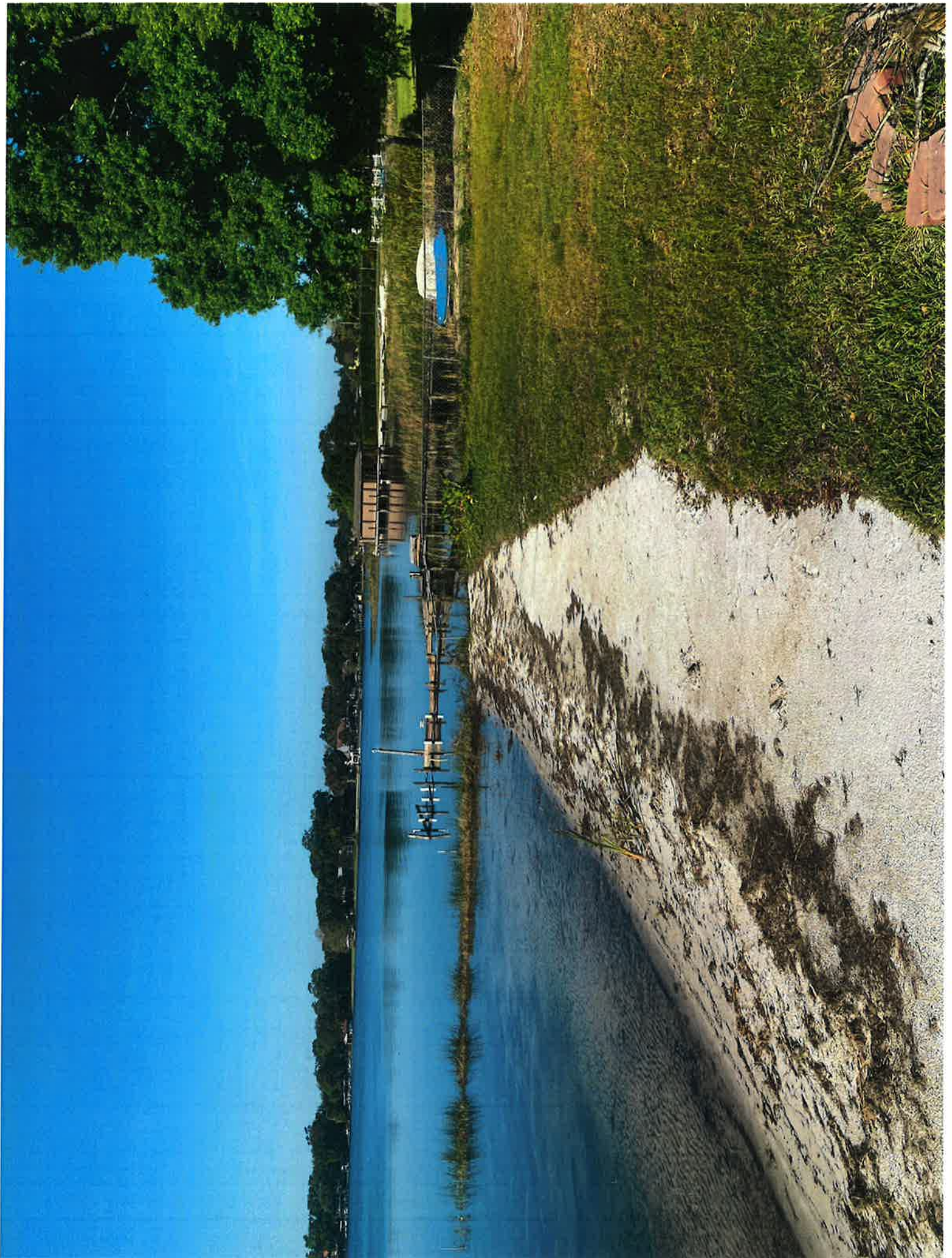


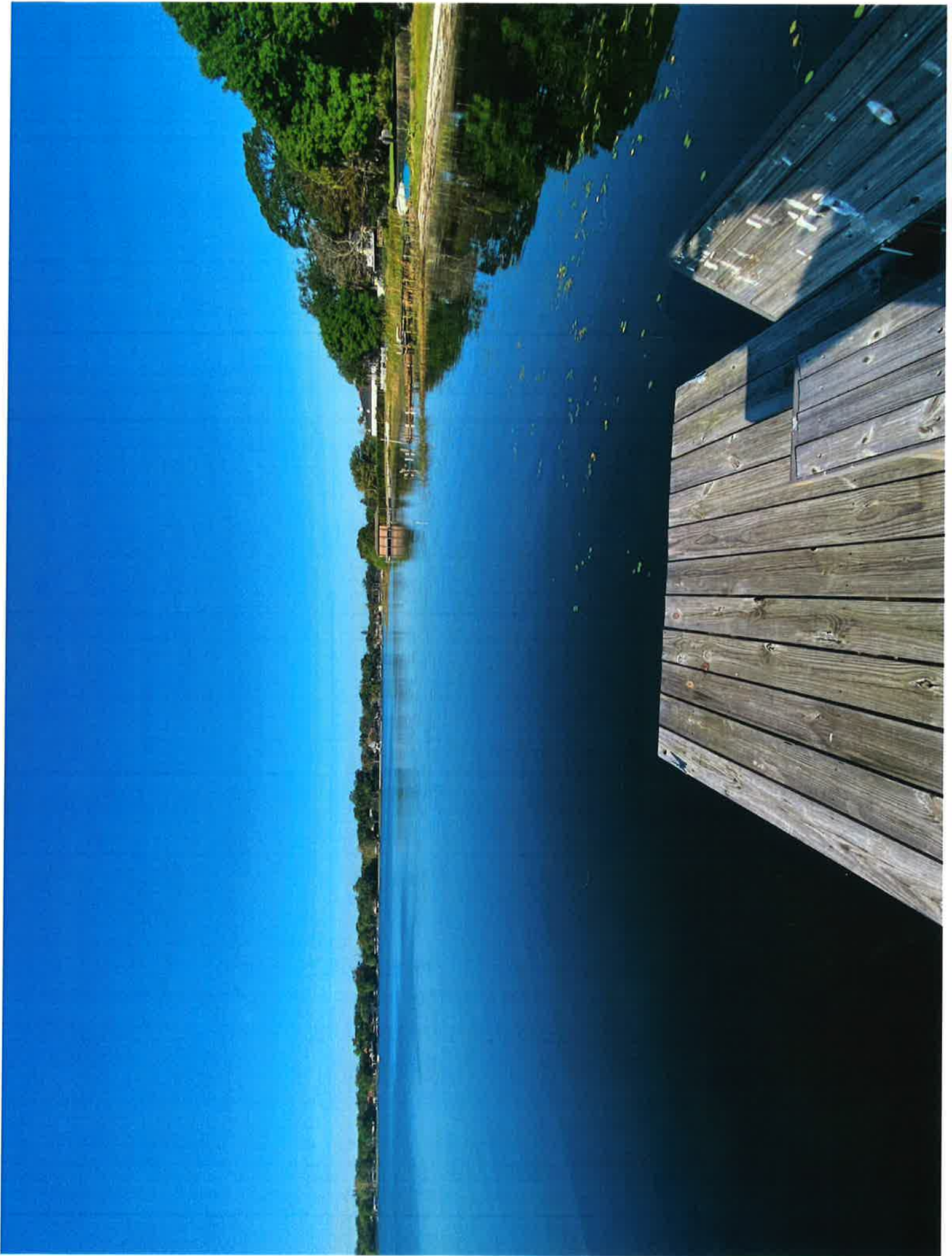
- CURVE 1: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 2: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 3: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 4: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 5: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 6: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 7: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 8: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 9: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 10: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 11: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 12: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 13: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 14: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 15: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 16: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 17: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 18: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 19: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 20: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 21: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 22: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 23: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 24: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 26: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 27: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 28: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 30: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 31: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 32: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 33: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 34: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 35: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 37: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 39: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 40: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 41: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 46: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 48: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 50: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 52: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 53: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 54: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 55: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 56: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
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- CURVE 59: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 60: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 61: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 62: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 63: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 64: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 65: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 66: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 67: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 68: 100.00' RADIUS, 90.00° ARC, 50.00' CHORD
- CURVE 69: 100.00' RADIUS, 90.00° ARC, 5

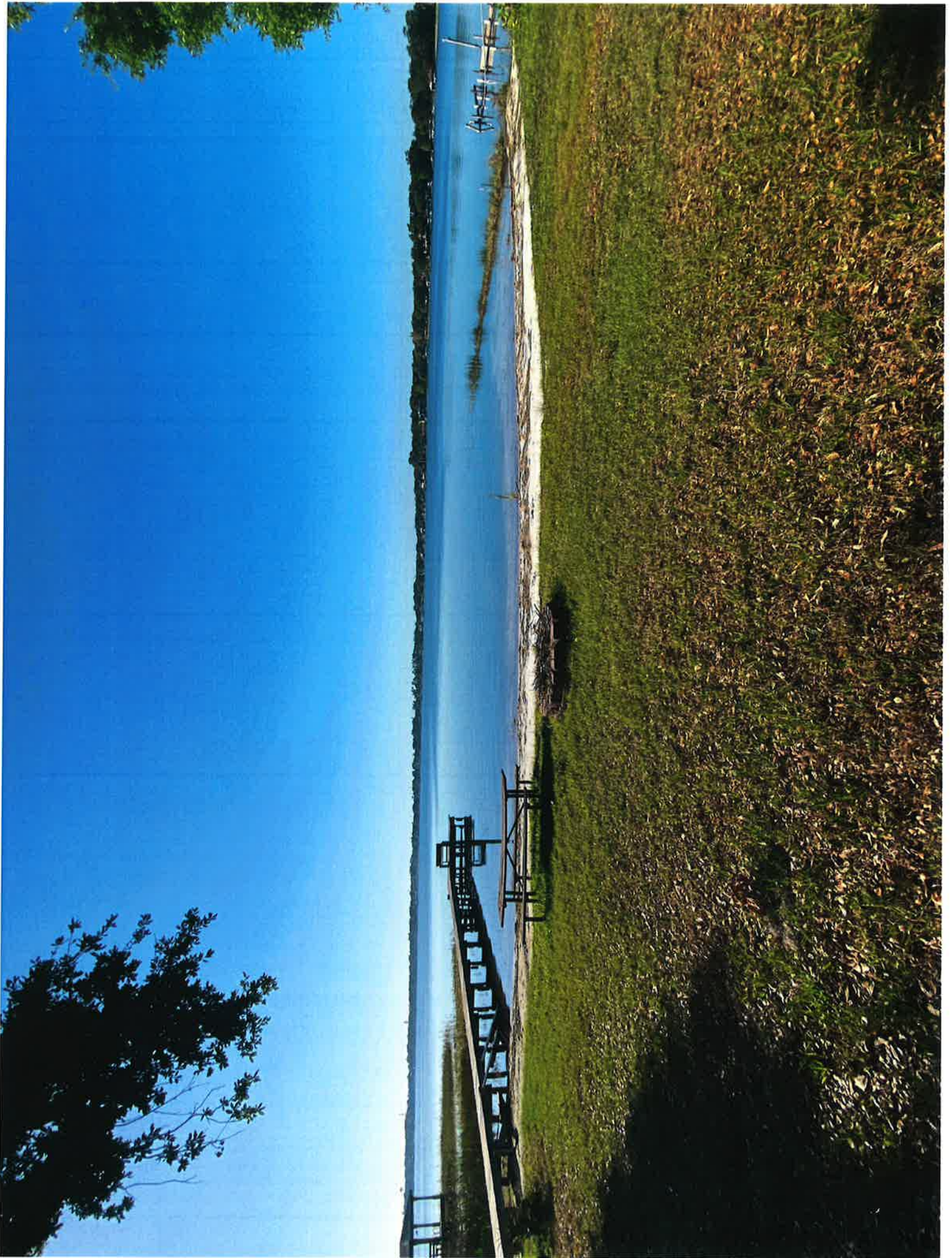


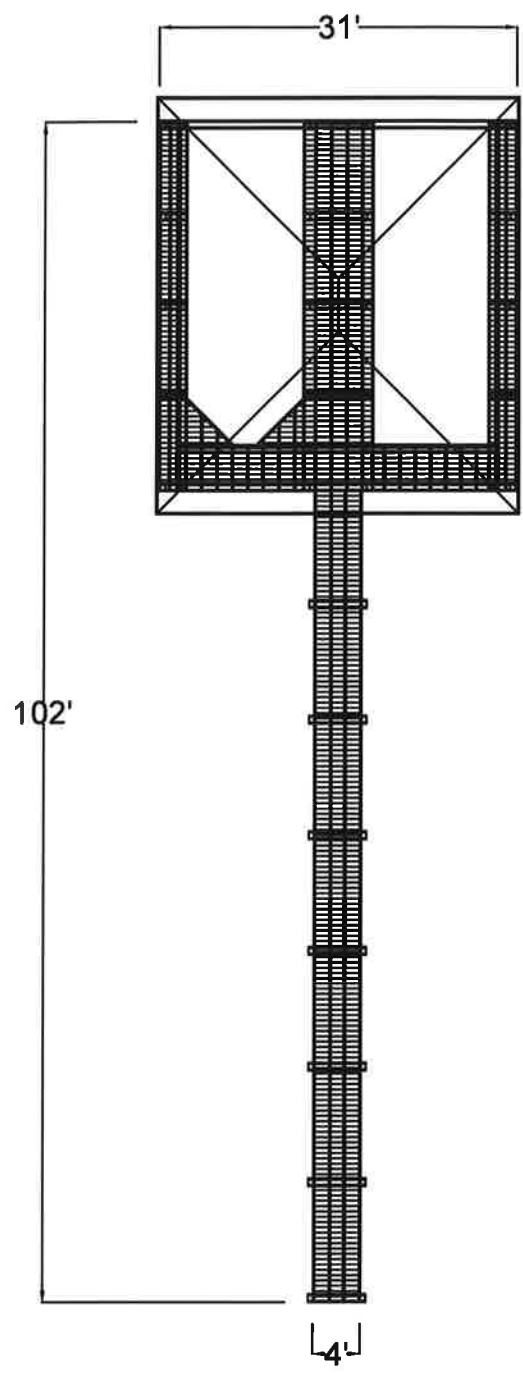
- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental
- Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



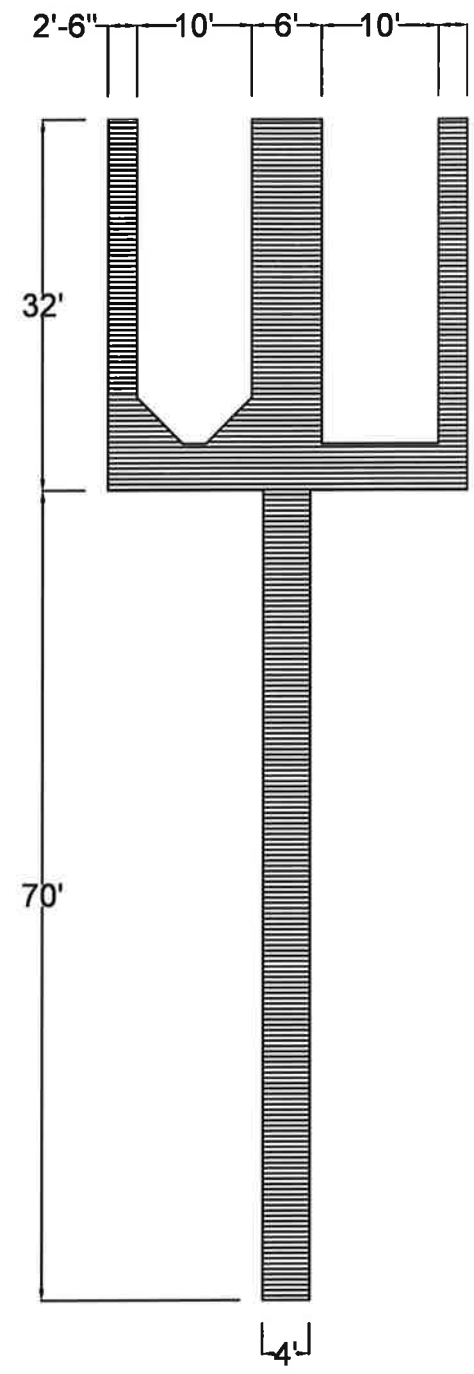




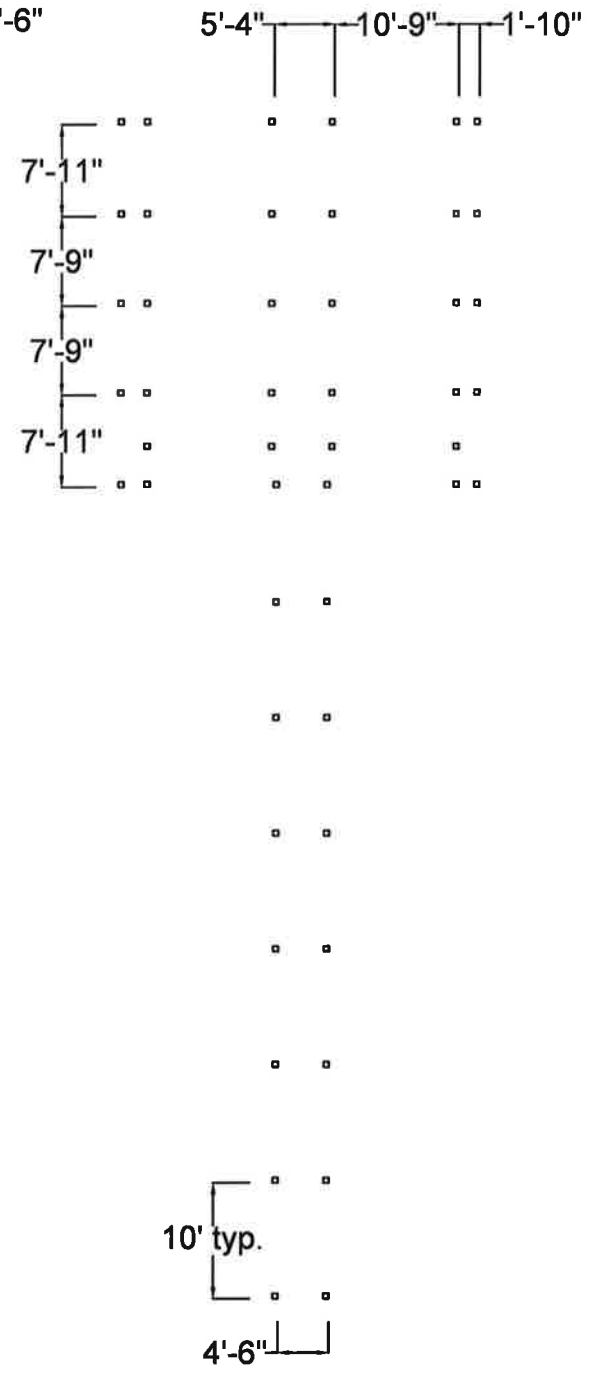




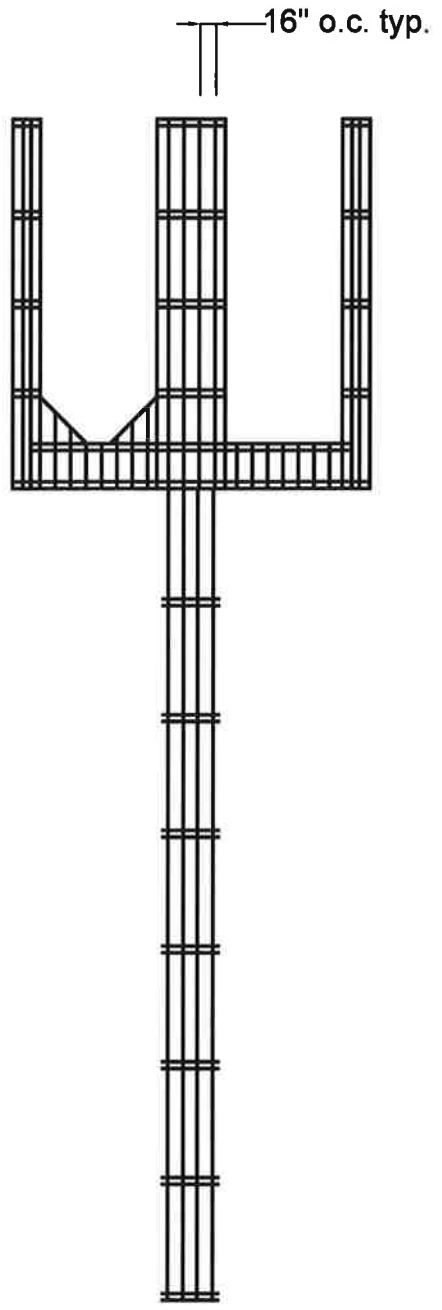
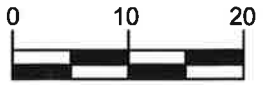
Plan View (Top View)



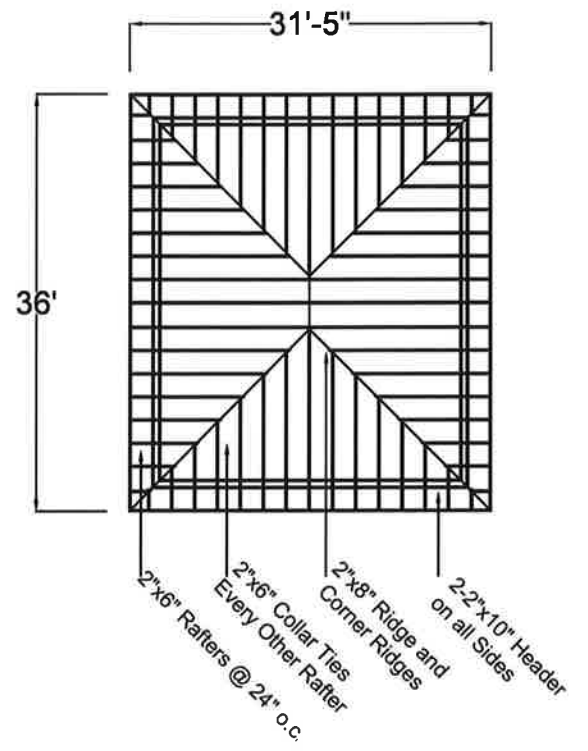
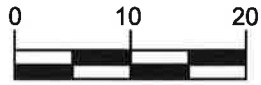
Decking Layout



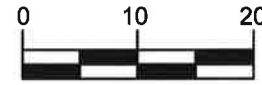
Piling Layout



Framing Layout



Roof Layout



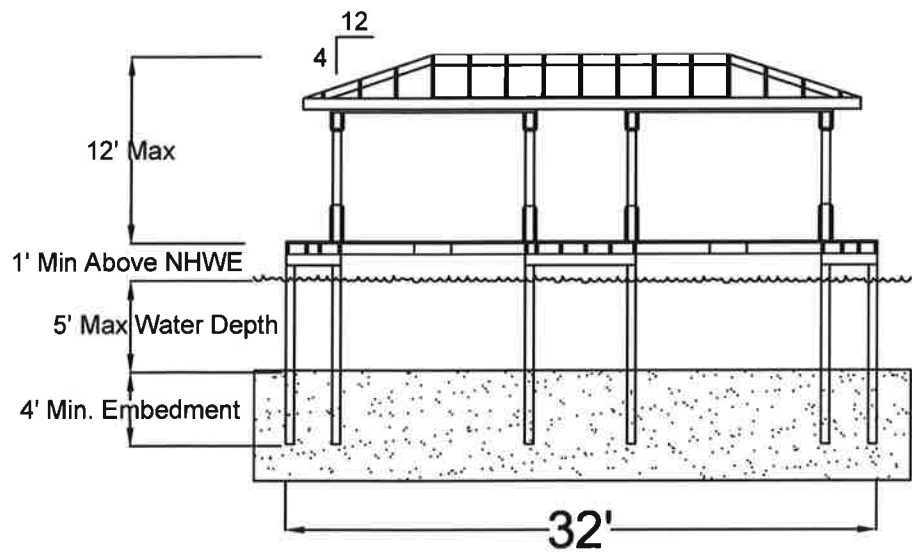
Harrison Dock
 2506 Homewood Dr
 Belle Isle, FL 32809

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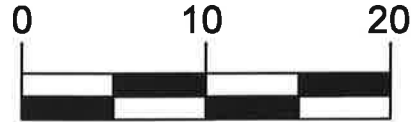
Project:
SDD-2022-58

S1

1/16" = 1'-0"

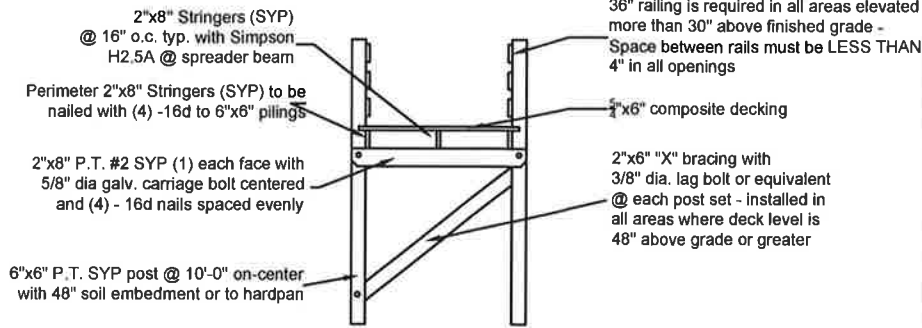


Lakeside Elevation



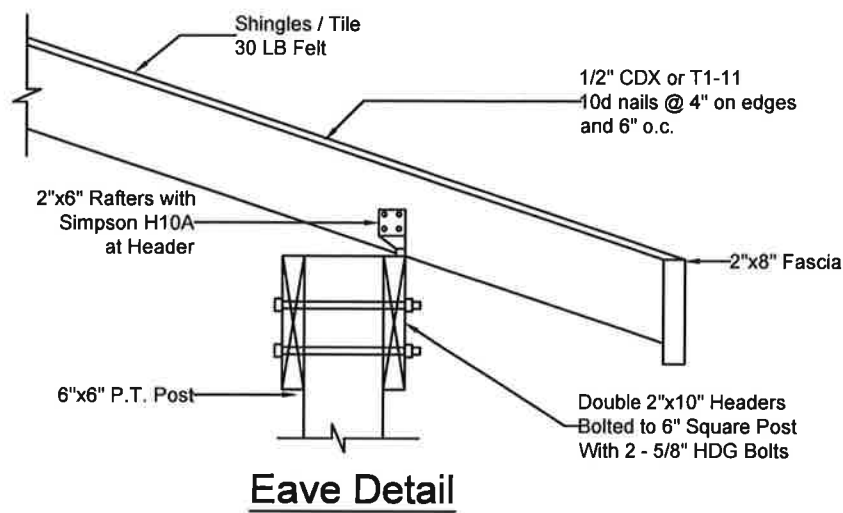
Notes:

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

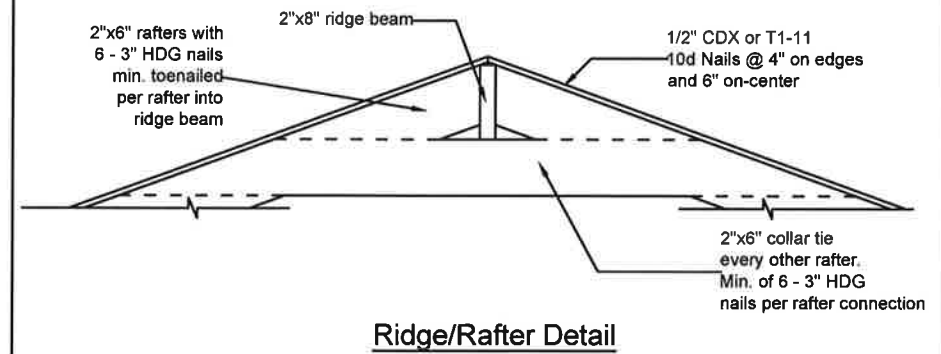


Typical Cross Section

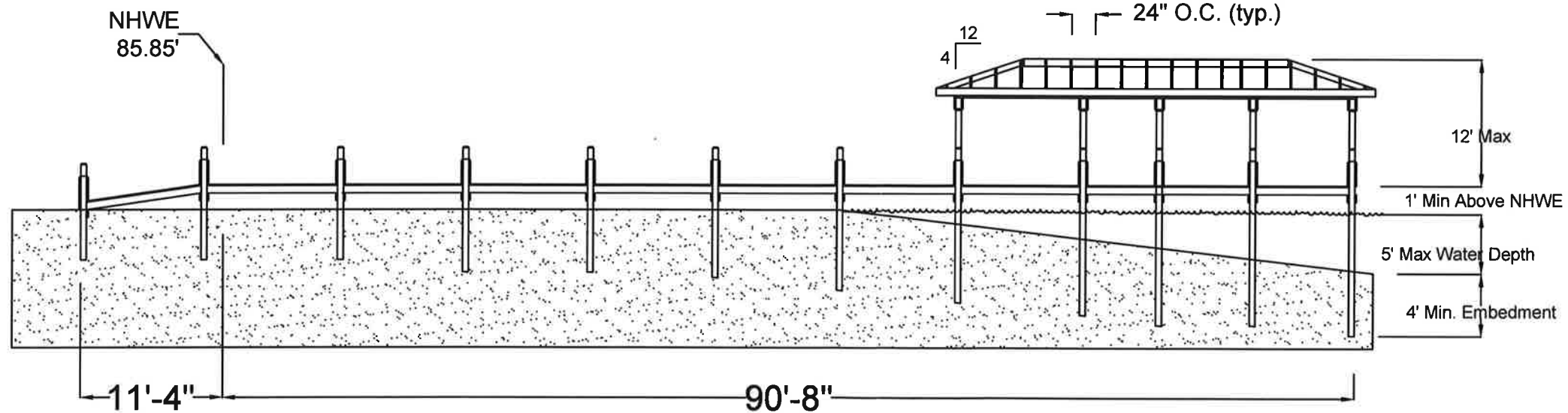
*This Space Intentionally Left Blank *



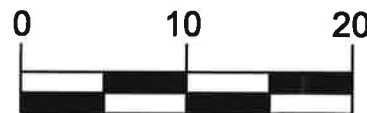
Eave Detail



Ridge/Rafter Detail



Side Elevation



Prepared for:

 Summertime Deck and Dock, LLC
 2120 State St
 Clermont, FL 34714
 P.E. #64621
 (407) 552-6251
 www.summertime-docks.com

Jennifer Teliga, P.E.

2901 Bluestem Ln.
 Clermont, FL 34714
 P.E. #64621
 (321) 662-7503

Harrison Dock
 2506 Homewood Dr
 Belle Isle, FL 32809

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Project:
SDD-2022-58

S2