



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

November 2, 2016

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. October 5, 2016

III. NEW BUSINESS

A. Case 2017-003:1 Tomoka View Drive, Dock, Side Riparian Line Variance

This is a request from John R. and Jennifer Miller, property owners of 1 Tomoka View Drive, to rebuild a dock and add a boathouse. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 85'. The dock was originally built in 1969 and was recently destroyed by Hurricane Matthew. The original dock was located approximately 15' from the riparian line on the west side of the property. The applicant is seeking approval to reconstruct the dock and add a boathouse at a 13' setback requiring a 12' variance.

IV. OTHER BUSINESS

V. ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT

October 5, 2016

7:00 p.m.

H.R. Training Room
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Staff Present

Ryck Hundredmark
Jean Jenner, Vice Chair
Norman Lane
Stan Driscoll (Alternate)
Dennis McNamara, Chairman
Tony Perricelli (excused)

Steven Spraker, Senior Planner
Melanie Nagel, Minutes Technician

II. APPROVAL OF THE MINUTES

A. September 7, 2016 Minutes

Mr. Hundredmark moved to approve the September 7, 2016 Minutes as submitted. Mr. Driscoll seconded the motion. Vote was called, and the motion was approved, with Mr. Lane and Mr. McNamara abstaining.

III. NEW BUSINESS

A. Case No. 2016-112: 526 Sandy Oaks Blvd, Pool Screen Enclosure, Rear Yard Variance

Mr. Steven Spraker, Senior Planner, City of Ormond Beach stated that this is a variance request from Joseph A. Endara, 526 Sandy Oaks Blvd, to locate a pool screen enclosure at a setback of 8' along the rear property line, for a 2' variance. The applicant has signatures from the abutting property owners that there are no objections. There are other screen enclosures like it in the area. Mr. Spraker stated that staff is recommending approval.

Mr. Endara stated that with the tree line along the property, it is difficult to keep the pool clean. With the mosquitoes and the threat of the Zika virus, it is hard to go out and enjoy the pool. When he came to get a permit for the screen enclosure, they found out about needing a variance. Mr. Endara has spoken with the neighbors, who have screen enclosures, and they do not have a problem with it.

Following discussion, Mr. Driscoll moved to approve the variance as submitted. Mr. Jenner seconded the motion. Vote was called and the Board unanimously approved the variance application (5-0).

IV. OTHER BUSINESS

A. Approval of the August 3, 2016 Minutes

The August minutes could not be approved at the September meeting, since there were not enough Board members present who had attended the meeting.

Mr. Hundredmark moved to approve the August 3, 2016 Minutes as submitted. Mr. Driscoll seconded the motion. Vote was called, and the motion was approved (4-0), with Mr. Jenner abstaining.

V. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Steven Spraker, AICP, Senior Planner

ATTEST:

Dennis McNamara, Chairman

Minutes prepared by Melanie Nagel.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 26, 2016

SUBJECT: 1 Tomoka View Drive

APPLICANT: John R. & Jennifer Miller, property owners

FILE NUMBER: V2017-003

PROJECT PLANNER: Becky Weedo, AICP, Senior Planner

INTRODUCTION: This is a request from John R. and Jennifer Miller, property owners of 1 Tomoka View Drive, to rebuild a dock and add a boathouse. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 85'. The dock was originally built in 1969 and was destroyed by Hurricane Matthew. The original dock was located approximately 15' from the riparian wall on the west side of the property. The applicant is seeking approval to reconstruct the dock and add a boathouse at a 13' setback requiring a 12' variance.

BACKGROUND: The property is designated as "Low Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-2 (Single Family Low Density) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district. The adjacent land uses and zoning for the surrounding properties are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	Tomoka River	N/A	N/A
South	Single Family House (95 N. St. Andrews Dr.)	"Low Density Residential"	R-2 (Single Family Low Density)
East	Single Family House (91 N. St. Andrews Dr.)	"Low Density Residential"	R-2 (Single Family Low Density)
West	Single Family House (3 Tomoka View Dr.)	"Low Density Residential"	R-2 (Single Family Low Density)

Site Aerial



The Volusia County Property Appraiser's records show that the boat dock, boat lift and seawall were constructed in 1969. The property owners confirmed that the dock was built by Mrs. Miller's parents in 1969. The dock and boathouse location have several unique qualities as listed below:

1. A City owned culvert is located between 1 Tomoka View Drive and 91 North Saint Andrews Drive. The culvert provides drainage for properties in that area of Tomoka Oaks. Due to recent storms, siltation has created shallow depths on the east side of the property where the culvert drains. Depths at a normal water level range from 3 - 12 inches on the east side of the subject property. The depths on the west side of the shoreline are around 3 - 7 feet. Moving the dock 12 feet further east would cause the proposed dock and boathouse to be inaccessible and not functional. A setback of 13' from the western riparian line allows adequate depth for the proposed dock and boathouse in all tide conditions.

Riverview from the back of the Subject Property (Old Dock)



View of West Side Neighbor's home from Old Dock



View of East Side Neighbor's home from Old Dock



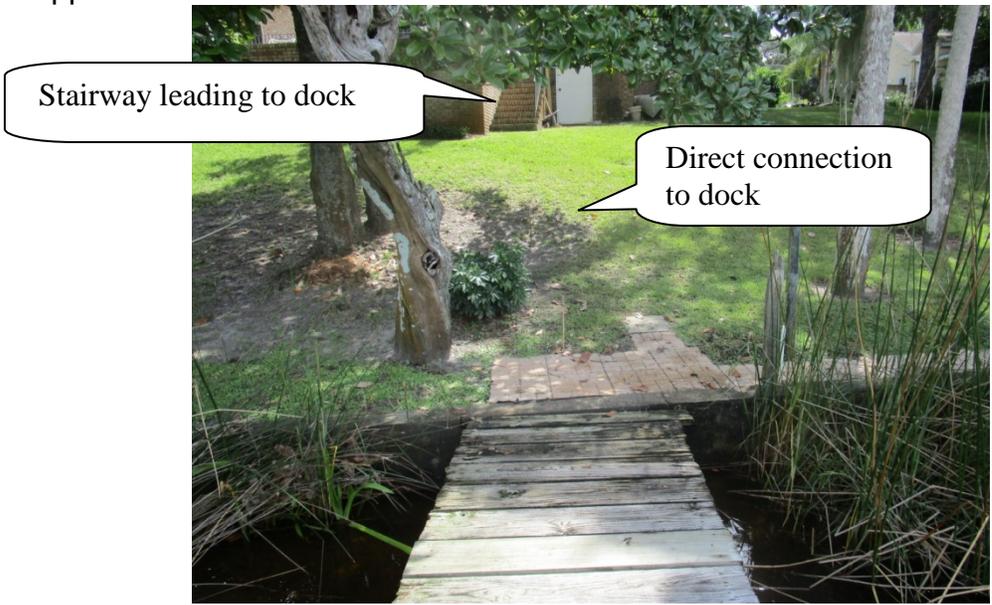
Riverview of East Side Neighbor's Boathouse



Neighbor's boathouse located approx. 13-15' east of the riparian line.



3. When the home was built at 1 Tomoka View Drive, a concrete and brick stairway was designed to lead out to the dock which was built at 15' from the riparian line. The seawall was constructed with concrete walkway beam supports where the opening provides direct access from the stairway to the dock. There is aquatic vegetation that is approximately 4' to 8' high which has grown along the rest of the seawall. Moving the dock eastward would no longer provide the direct access from the walkout and would disturb the aquatic vegetation that provides support to the shoreline.



ANALYSIS:

The applicant's request is to rebuild the dock and add a boathouse. The request for a 12' variance is the minimum for accessibility based on water levels measured at various tides. The applicant is seeking to allow the dock and boathouse at a setback of 13' requiring a 12' variance to the riparian line of the adjacent owner to the west.

Chapter 1, Article II, Section 1-16.D.3, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.3, of the Land Development Code for a conforming structure:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Case for the variance: The special condition relates to the location of the culvert and the siltation created by recent storms producing shallow depths. Moving the dock to meet the 25' setback would prevent access to the dock.

Case against the variance: None. The shallow water depths would prevent access to the dock at a 25' setback.

2. **The special conditions and circumstances do not result from the actions of the applicant.**

Case for the variance: The water depth issue has worsened due to recent storms since the dock was first constructed in 1969. The special conditions did not result from the actions of the applicant.

Case against the variance: None.

3. **Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant.**

Case for the variance: The literal interpretation of the zoning regulations would prevent the reconstruction of the dock. Meeting the 25' setback would prevent access to the dock.

Case against the variance: Compliance with the setbacks would recognize the setbacks that other properties in the same zoning district were required to meet when docks were approved by the city.

4. **No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Case for the variance: There is no practical alternative if a dock is to be reconstructed. As stated previously, applying the setbacks would require the dock to be relocated in shallow water making it inaccessible and nonfunctional. Staff has received signatures of no objections from all of the abutting property owners.

Case against the variance: None. There is no other location that will provide access to the dock and boathouse.

5. **The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship.**

Case for the variance: The variance is not sought to reduce the cost of the construction of the dock. It is to provide a functional and accessible dock and boathouse.

Case against the variance: None. No difference in cost to build the dock and boathouse 13' or 25' from the riparian line.

6. **The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**

Case for the variance: The request will not increase congestion, fire danger or public hazards.

Case against the variance: Denial of the case and placing the dock where a variance would not be needed would also not increase congestion, fire danger, or public hazards.

7. **The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**

Case for the variance: The request will not diminish property values or alter the character of the surrounding area. One purpose of the variance process is to measure the impact of the improvement subject to the variance on adjoining properties. The dock was destroyed by Hurricane Matthew and now needs to be rebuilt. Staff has received signatures from the adjoining property owners approving the variance. This variance will allow a fully functional and accessible dock and boathouse during all tides preserving river views and protecting property values.

Case against the variance: None. Relocation of the dock would make it inaccessible and not functional.

8. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district.**

Case for the variance: By approving the subject variance the city is not conferring a special privilege on the applicant that is denied by other property owners in the same zoning district.

Case against the variance: Nonconforming structures mean the structure does not comply with current standards. The purpose of standards within the zoning ordinance is to ensure conformance when opportunities occur such as demolition or destruction. Approval of the case would extend the nonconforming structure's reprieve from the regulation that governs all docks within the City of Ormond Beach.

RECOMMENDATION: It is recommended that the Board of Adjustments and Appeals **APPROVE** the reconstruction of the dock and the addition of the boathouse for a 13' variance to the required 25' riparian setback per Section 2-50 (e) (3) a. of the Ormond Beach Land Development Code.

Attachments:

- 1: Variance Exhibit
- 2: Location Aerial
- 3: Applicant's Submittal

Variance Exhibit

BOUNDARY SURVEY Sheet 1 of 2

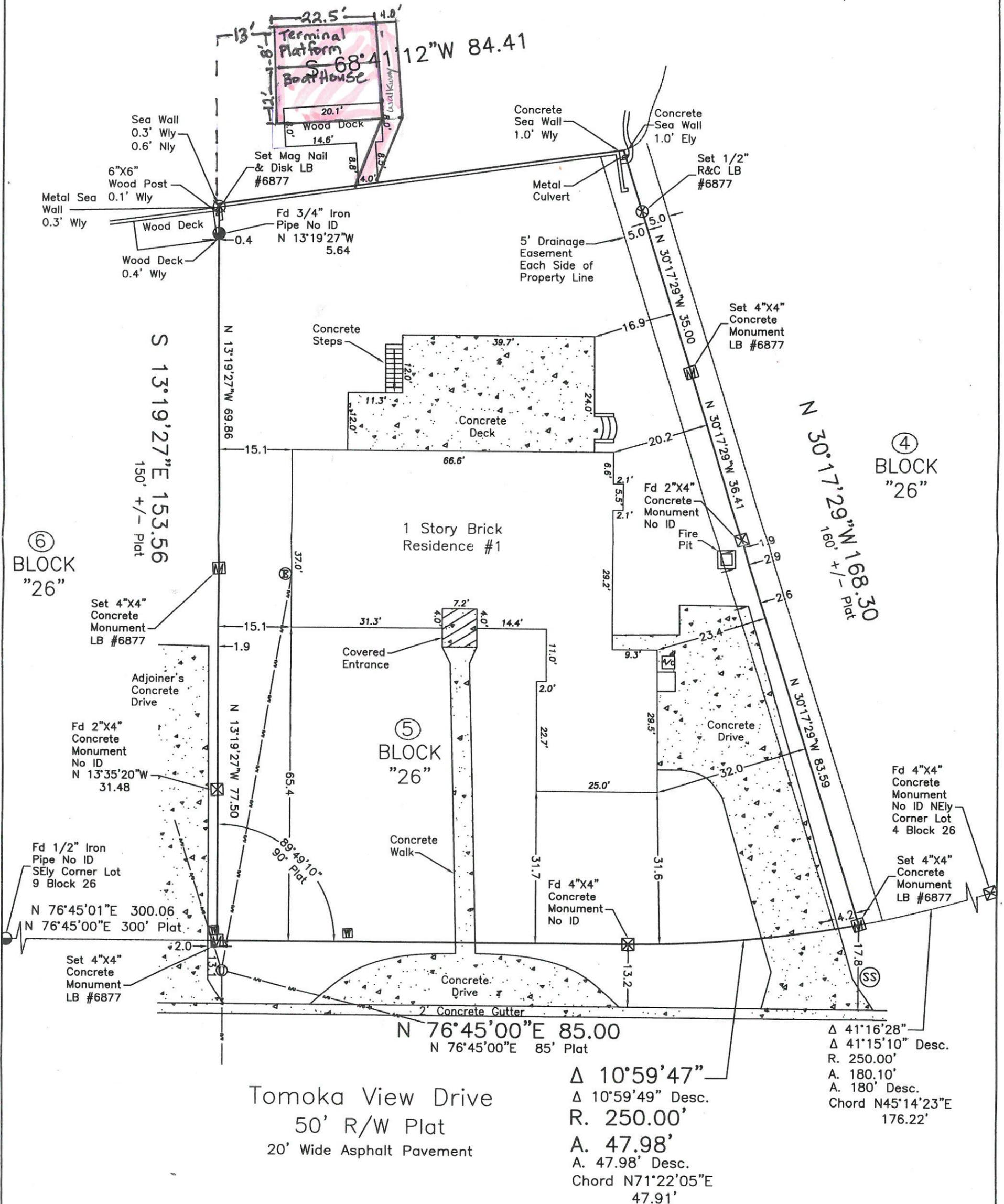
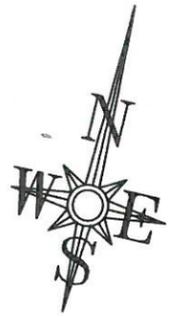
0 10 20 30 40



SCALE : 1" = 20'

Proposed

Tomoka River



(Not valid unless accompanied by sheet 2, Survey Report)

Job Number 15136 CRD #01390 FB 304 © 55-57

MYER LAND SURVEYING, INC. LICENSED BUSINESS #6877 MICHAEL M. MYER #LS 4006 PROFESSIONAL LAND SURVEYOR 316 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 386 255-6304 Phone				
SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 20'		ALH	MMM	3/19/15

Location Aerial

1 Tomoka View Dr.



© 2015 Pictometry



CITY OF ORMOND BEACH

v3.2013

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

VARIANCE - APPLICATION

For Planning Department Use

Application Number

17-003

Date Submitted

10-13-14

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input checked="" type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

APPLICANT INFORMATION

This application is being submitted by Property Owner Agent, on behalf of Property Owner**

Name John R. and Jennifer J. Miller

Full Address P O Box 731387 Ormond Beach, Fl 32173 (physical address is 1 Tomoka View Dr., no mail delivery here)

Telephone 850-508-8706

Email

rushnjeff@gmail.com

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name John R. and Jennifer J. Miller

Full Address Same as above

Telephone

Email

***If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

PROPERTY DETAILS

Full Address 1 Tomoka View Dr., Ormond Beach, FL 32174

Parcel ID Number 42 13 32 10 266 0050

Legal Description

LOT 5 BLK 26 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B MB 28 PG 129 PER OR 4674 PGS 1346-1347 PER OR 7081 PG 2819 PER OR 7085 PG 1022 PER OR 7085 PG 1033 PER OR 7097 PG 4848 PER OR 7097 PG 4849 PER OR 7097 PG 4850

REQUEST

For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

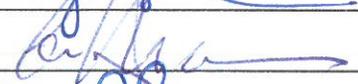
Request:

To reduce the current 15 foot dock setback to 13 feet from west boundary. To rebuild dock and a boathouse not to exceed 500 sf guideline; move footprint of dock location out to where the outer edge of dock is 34' plus or minus; concurrent with neighbor's docks.

At minimum, keep dock set back at 15 feet.

ABUTTING PROPERTY OWNERS

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For	Against
	91 North St. Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3 Tomoka View	<input type="checkbox"/>	<input type="checkbox"/>
	95 North St. Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CRITERIA: CONFORMING

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

Dock heavily damaged by hurricane. Runoff from city culvert has produced heavy siltation behind the Miller/Young lots. It created a beach along approximately 75 feet of our river boundary, created a delta of silt that extends outward 35 to 40 feet into the river and fans out in front of the Miller and Young frontage. The beach has a thick stand of Spartina and Giant Bulrush up to 8' tall. The runoff and siltation is going to continue unabated, and will make the depth issue worse over time, and ultimately become dry land. Silt has reduced the depth of the water to the point it is impractical to put a dock and boathouse on over half our river frontage. Depth at normal water level ranges from 3" to 12" on the east side of our frontage. Current dock location depths range from 6 to 12" landside, 12 to 26" riverside. A crab trap 18" high has the upper 6" exposed at low tide. Depth at Greer dock is 3 to 7'; going east from Young's dock river deepens to 18'. Granting variance allows our proposed dock to be usable in all tide conditions. Moving setback from 15 to 13' provides adequate depth for a functional boathouse. It also has the minimal impact on both adjoining lots.

2. The special conditions and circumstances do not result from the actions of the applicant:

Correct. Culvert is city infrastructure, and the system does not contain runoff or silt. High bluffs (18-20) and a river bend are natural features, and provide exceptional unobstructed views. Most of the current dock locations along this stretch of river were placed in the right locations by the original developers to give homeowners the maximum river view, and are not centered on the lots. Granting the variance will continue to protect the value and views of the Young's, Miller's, and Greer's property.

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

Yes it would. It would be inconsistent application of regulations related to setbacks, rebuilding and replacing docks, in that a very high percentage of docks have been rebuilt on this mile of the Tomoka, and did not have to change their location, and in some cases built even closer to a lot line. There are between 4 and 8 docks built right on the lot line, depending on interpretation. Literal interpretation will deprive the Miller's of a dock and boathouse at a functional depth and a location that has minimal impact on anyone. It would be pointless to build one without adequate depth.

- 4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

No practical alternative exists. Dredging is not a practical alternative. Siltation is going to continue and get worse. Using the guideline allowing 20% of the width of the river (65') as the allowed distance the dock may extend from shore as an alternative in order to get to a functional depth is unreasonable aesthetically, economically, and more importantly, not safe for vessel navigation on the river.

Currently, the Young's cannot launch or access their dock during the 2 to 3 hours on either side of low tide due to the water depth caused by siltation. The same is the case for most of our waterfront.

- 5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

The request has zero bearing on the cost. The cost of a dock and boathouse is the same, as it is based on square footage and features. If we are denied variance, the disadvantage will be functional, as it becomes pointless to build in a location that is too shallow, and getting shallower.

- 6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

NO

- 7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

That is correct. We would essentially be doing what almost all the other property owners have already been allowed to do. There are only three or four docks on this stretch of river that are original docks. The applicant and the two adjoining lot owners will each have a view of the proposed dock and boathouse; however, the requested variance minimizes that impact on all three. The farther east it is placed, the more impact it would have on the views of two lot owners, and the shallower the water gets.

8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

CRITERIA: NONCONFORMING

Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:

[Empty response box for question 4]

5. The proposed expansion is in scale with adjacent buildings:

[Empty response box for question 5]

6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:

[Empty response box for question 6]

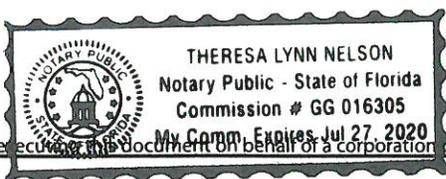
CERTIFICATION

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the submittal requirements are not provided, my application will be continued to the next regularly scheduled hearing.

Signature: John R. Miller

STATE OF FLORIDA
COUNTY OF Volusia

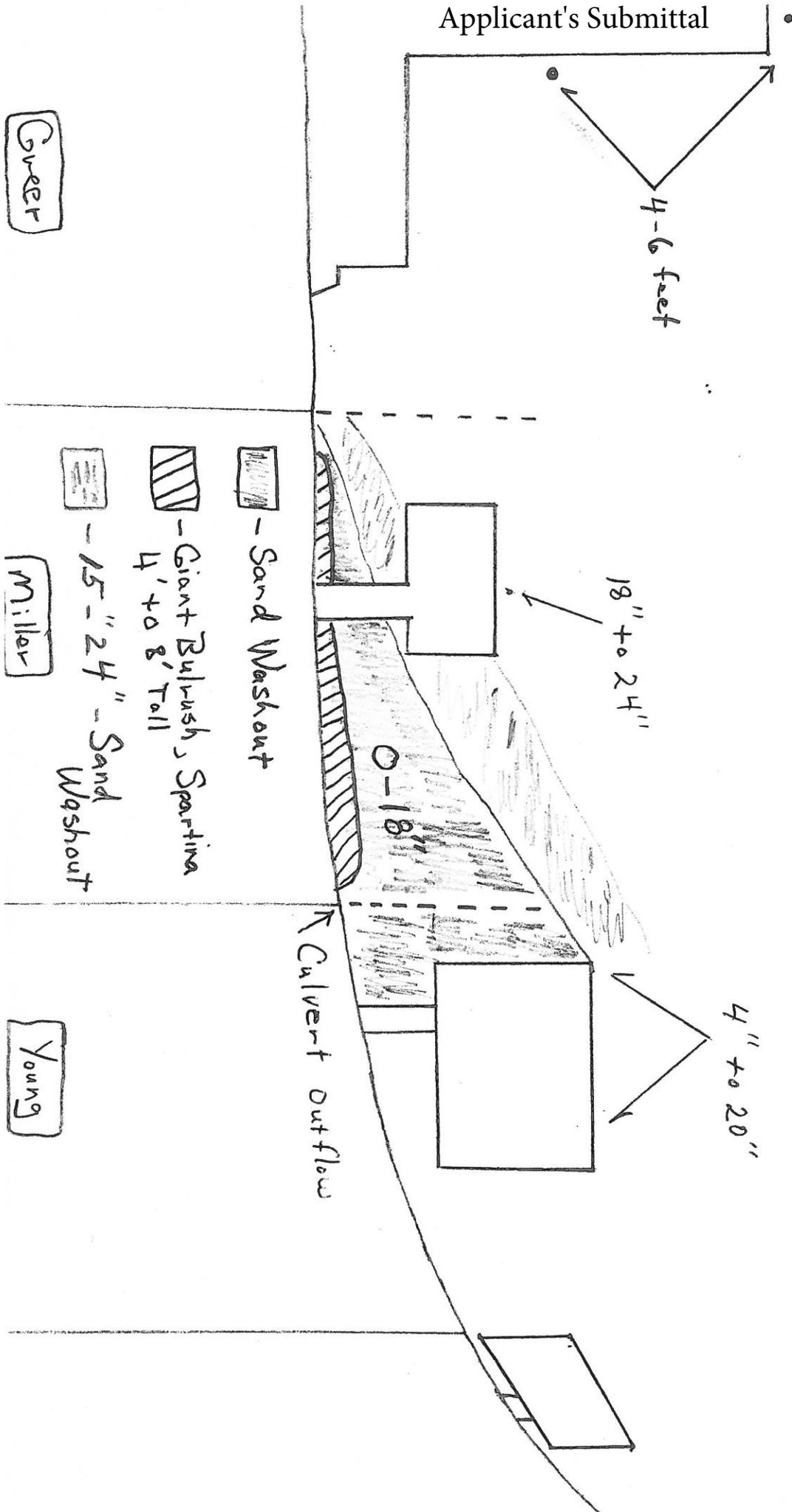
The foregoing instrument was acknowledged before me this 13th day of Oct, 2016 by John Miller
as N/A (title*) for N/A (name of corporation*), who provided
FL DL # M460-47651-467-C as identification, or who is personally known to me.



Theresa L. Nelson
Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

Depth



Applicant's Submittal

VARIANCE PROPOSAL FOR DOCK SETBACK

1 TOMOKA VIEW DRIVE

OWNERS: JOHN R. and JENNIFER J. MILLER

HISTORY Current dock and house was built in 1969 by Jennifer's parents. The river is Outstanding Florida Waters. When the original developers built on the river here, they usually located the docks to one side or the other so the homeowner had the best river view. That is still the case.

CURRENT SITUATION Nearby docks in both directions have been rebuilt and expanded using old setbacks, and in some cases, reduced setbacks. There are at least two nearby docks with zero setbacks. Heavy siltation has occurred on the eastern $\frac{3}{4}$ of the lot frontage.

LOCATION Tomoka Oaks Subdivision. All Tomoka View Drive riverfront homes sit on an 18-20 foot bluff overlooking the river, which greatly minimizes the impact of a dock on the homeowner's view.

EVENT: On October 7, 2016 Hurricane Matthew destroyed the dock.

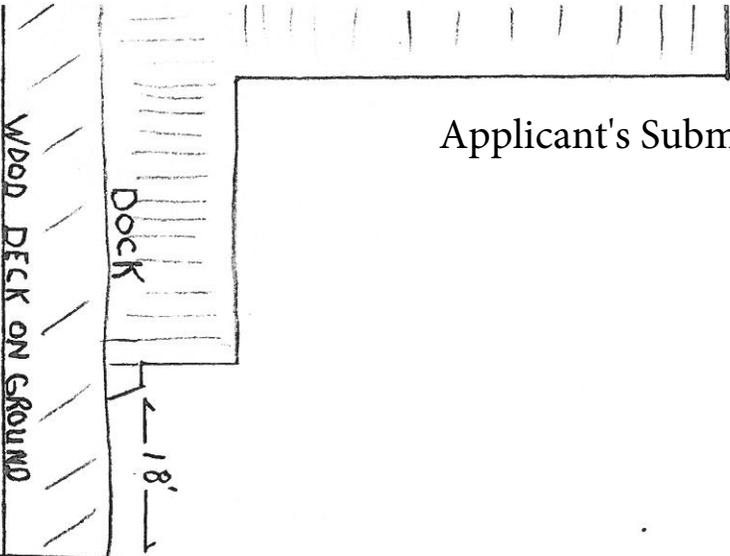
PROPOSAL

- Replace destroyed 160 sf dock with new dock deck and boathouse not to exceed the 500 sf guideline; to provide homeowner with a functional structure with minimal impact on owner and surrounding neighbors.
- Reduce current setback on west boundary from 15 to 13 feet; to get to water deep enough to use a boathouse, and to minimize impact on the river view from the Greer, Miller, and Young properties. Water under current dock and to the east is extremely shallow due to siltation from city culvert. Future depth reduction is certain due to continued silt runoff. (see exhibit)
- Extend dock footprint to where the outer edge of dock is at or near 34' from water's edge, the same as adjoining docks, to get to viable water depth. The river is 324 feet wide by Garmin GPS. Guidelines allow 20% of width of river; proposal is for just over 10%.
- Raise elevation 18 inches. Several times a month high tides, full moon, or enduring east winds put the river on the dock structure and dock is under water or in the water. When these conditions coincide, the dock is underwater 18 to 24 inches. Hardware rusts faster due to immersion, boat wakes damage the integrity of the structure, and wood degrades from saturation.
- Please give consideration to the fact that numerous other owners have rebuilt on same footprint and in most cases expanded, sometime greatly, the dock size and extension. There are at least 4 docks with zero setbacks between here and the landing.
- Be allowed to utilize the existing seawall/walkout connection location, because 4 to 8 foot aquatic vegetation dominates the remaining frontage; and concrete walkway beam supports are built into seawall at that location.

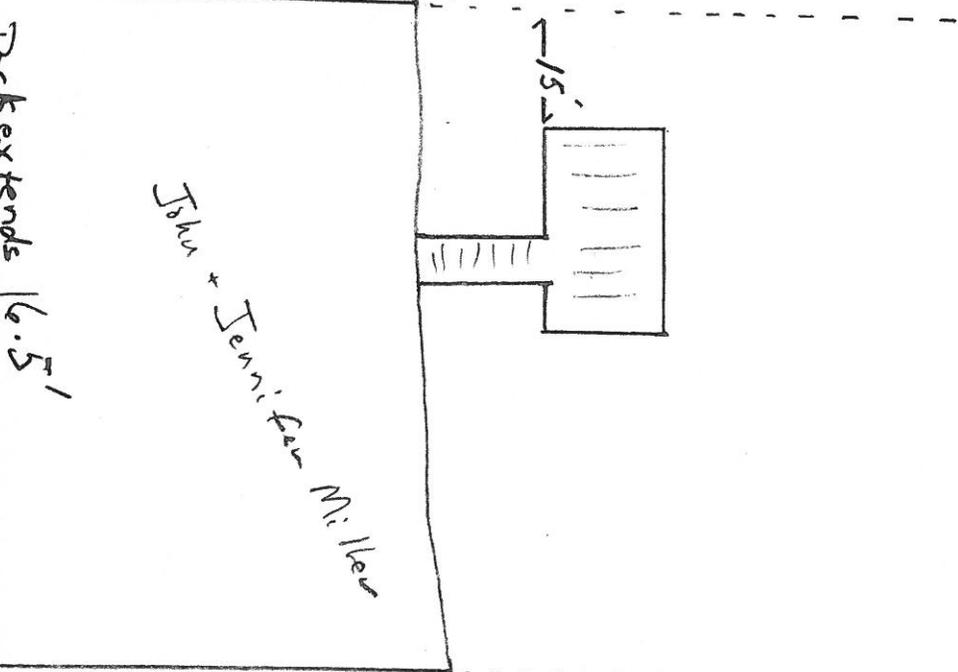
Miller - I lomoka View Dr.

"Existing"

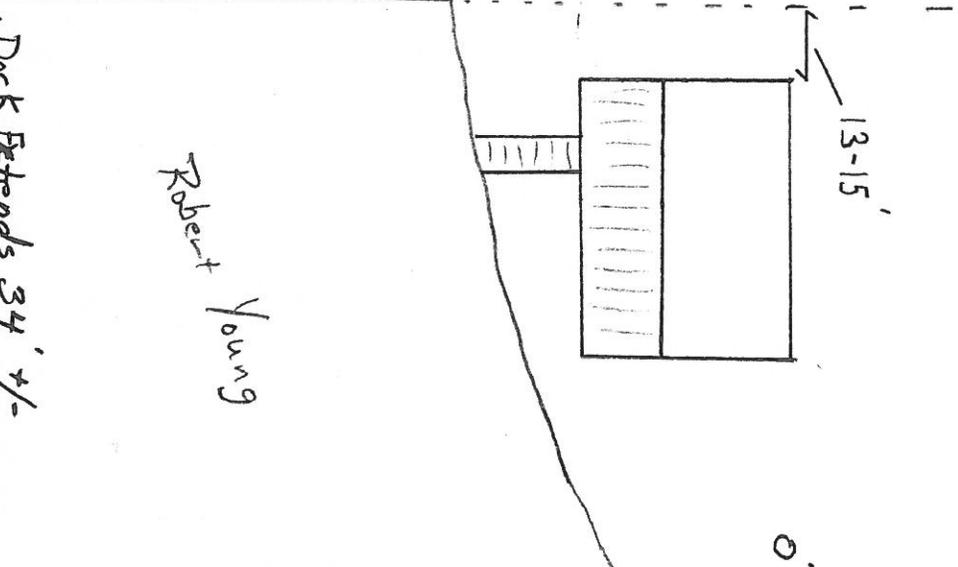
Applicant's Submittal



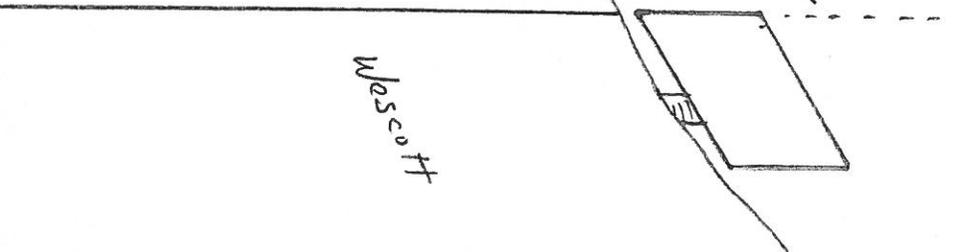
Richard Greer
 Dock extends 34' +/-



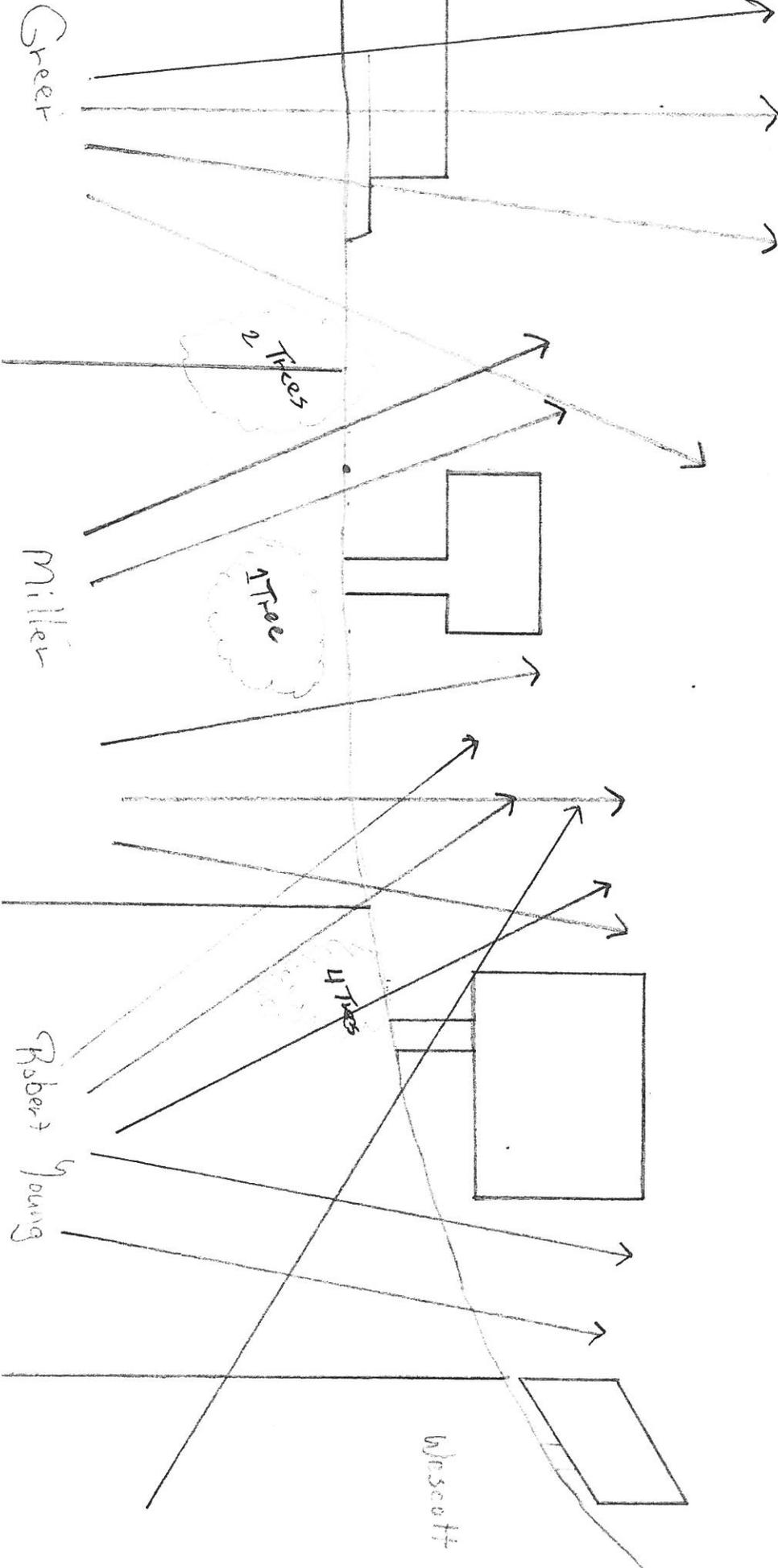
John + Jennifer Miller
 Dock extends 16.5'



Robert Young
 Dock extends 34' +/-



Applicant's Submittal



View

Proposed Changes

