




Interoffice Memorandum

**AGENDA ITEM**

June 11, 2020

**TO:** Mayor Jerry L. Demings  
-AND-  
Board of County Commissioners

**FROM:** Jon V. Weiss, P.E., Director  
Planning, Environmental, and Development  
Services Department

**CONTACT PERSON:** **David Jones, P.E., CEP, Manager**  
**Environmental Protection Division**  
**(407) 836-1406** 

**SUBJECT:** July 7, 2020 — Consent Item  
Environmental Protection Commission Recommendation for  
Requests for Waiver and Variance for Sand Lake Sound  
Homeowners Association Inc. Semi-Private Dock  
Construction Permit BD-19-08-087

The applicant, Sand Lake Sound Homeowners Association Inc., is requesting approval of a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-344(a) (side setback) and a variance to Chapter 15, Article IX, Section 15-341(a) (principal use). The project site is identified as an open space tract (Tract J) owned by the Sand Lake Sound Homeowners Association, Inc. and is located on Bimini Twist Loop, Orlando, Florida 32819. The Parcel ID number is 35-23-28-7841-10-000. The subject property is located on Little Sand Lake in District 1.

The applicant is requesting side setbacks of 10 feet from the projected property lines on both sides of the dock in lieu of the 25-foot minimum side setbacks required for the subject parcel. Additionally, the applicant is requesting to construct a dock without principal use. The applicant does not intend to apply for a permit to construct a building on the subject lot, as the parcel only measures approximately 40 feet in width and consists solely of a sidewalk and landscaping. Therefore, without a principal structure onsite, principal use cannot be established.

Notification of the Application for Variance was sent to all shoreline property owners within a 300-foot radius of the property. No objections were received. Letters of No Objection (LONOs) were received from the two adjacent property owners.

Staff evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) is to approve the waiver to Code, Chapter 15, Section 15-344(a) (side setback) based on a finding that the applicant has demonstrated there will be no adverse effect from the proposed waiver on abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as no objections were received. In addition, no adverse impact on the environment is anticipated as a result of the reduced side setbacks. Therefore, Section 15-350(a)(2)(1) is also satisfied.

Staff also evaluated the variance request for compliance with the criteria for approval and made a finding that strict compliance with the provisions from which the variance is sought would impose a unique and unnecessary hardship on the applicant because the tract was designed to provide all members of the homeowner's association with access to a boat dock and a principal structure is not necessary for that purpose. In addition, the variance would not be contrary to the public interest or contrary to the intent and purpose of Article IX. Furthermore, the applicant has demonstrated that there will be no adverse effect on the abutting shoreline owners pursuant to Section 15-350(a)(1)(2) as no objections were received and LONOs were submitted. Therefore, the recommendation of the EPO is to approve the variance to Code, Chapter 15, Section 15-341(a) (principal use).

Based upon evidence and testimony presented at the May 27, 2020 Environmental Protection Commission (EPC) public hearing, the EPC voted to accept the findings and recommendations of the EPO and made a recommendation to approve the request for waiver to Section 15-344(a) to reduce the required setbacks from 25 to 10 feet from both projected property lines, and approve the request for variance to Section 15-344(a) to allow for the construction of a semi-private dock without the establishment of principal use.

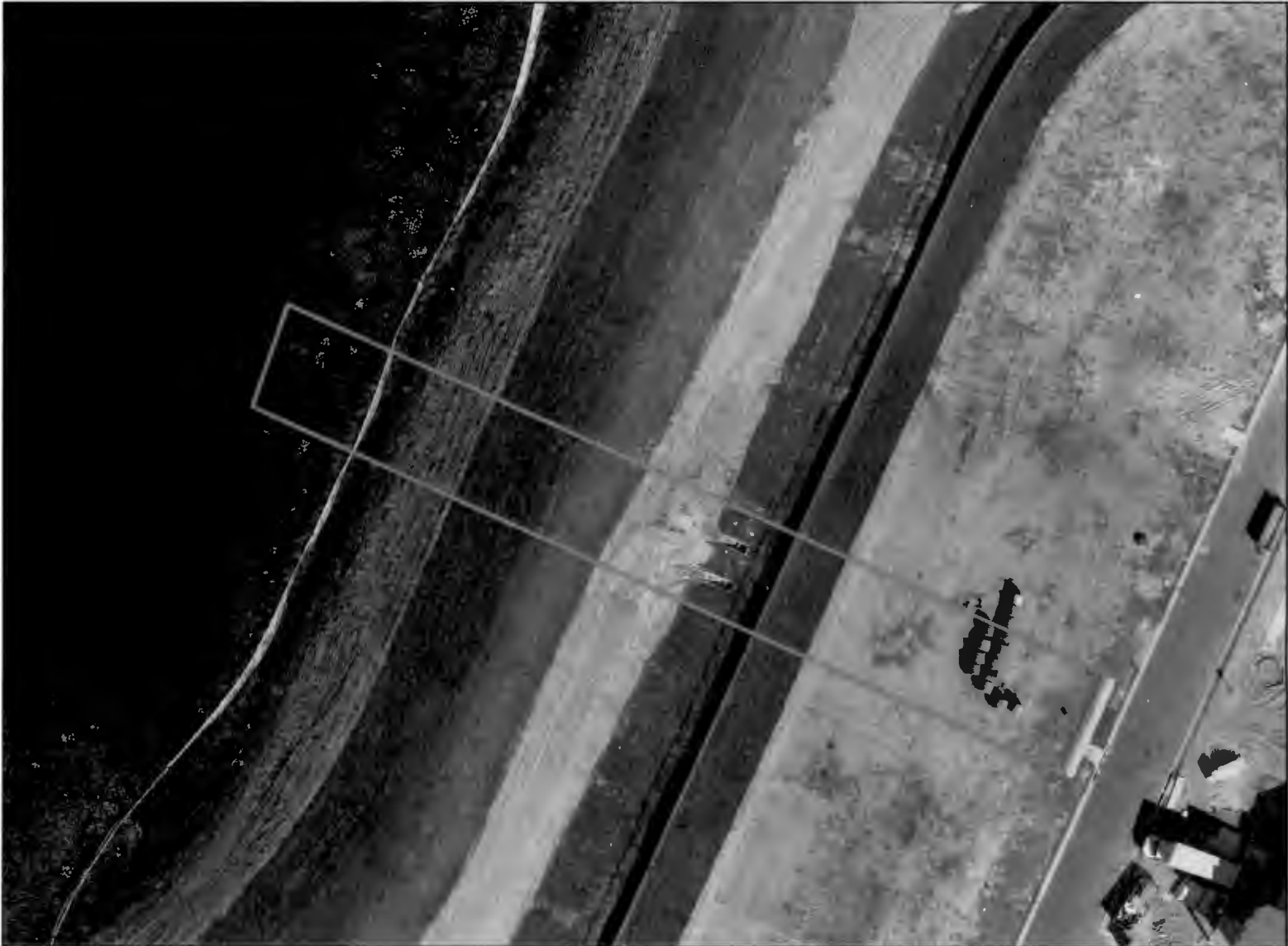
**ACTION REQUESTED:**

**Accept the findings and recommendations of the Environmental Protection Commission and make a finding that the waiver and variance requests are consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and 15-350(a)(1), respectively, and approve the request for waiver to Section 15-344(a) to reduce the required setback from 25 to 10 feet from both projected property lines and the request for variance to Section 15-341(a) to allow for the construction of a semi-private dock without the establishment of principal use for the Sand Lake Sound Homeowners Association Inc. Semi-Private Dock BD-19-08-087. District 1**

JVW/DDJ: mg

Attachments

# Semi-Private Dock Construction Application for Variance and Waiver



## Semi-Private Dock Construction Application for Variance and Waiver

**BD-19-08-087**

**District #1**

**Applicant:** Sand Lake Sound

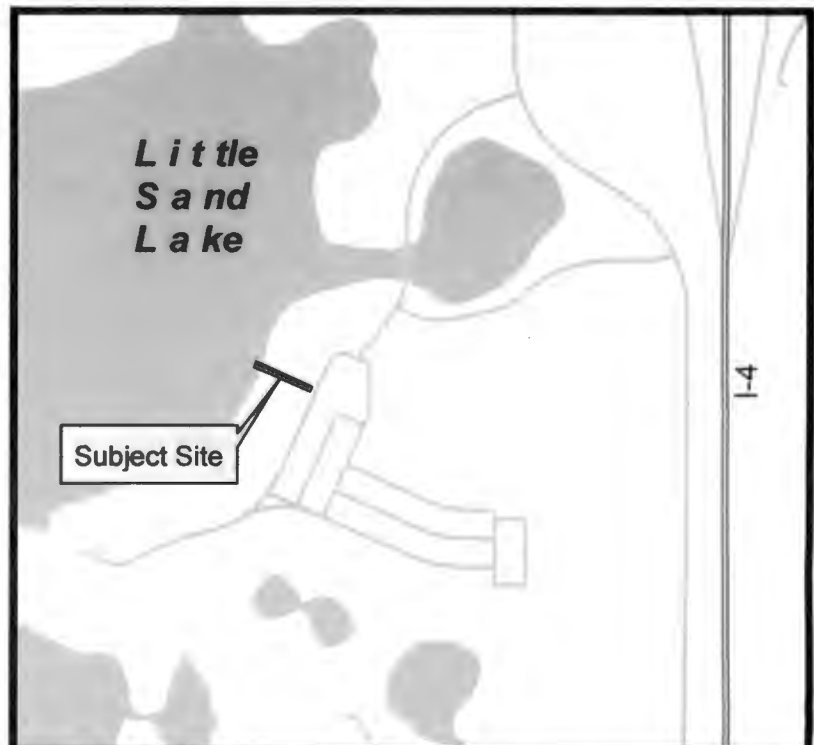
Homeowners Assn Inc

**Address:** Tract J, Bimini Twist Loop

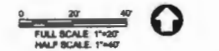
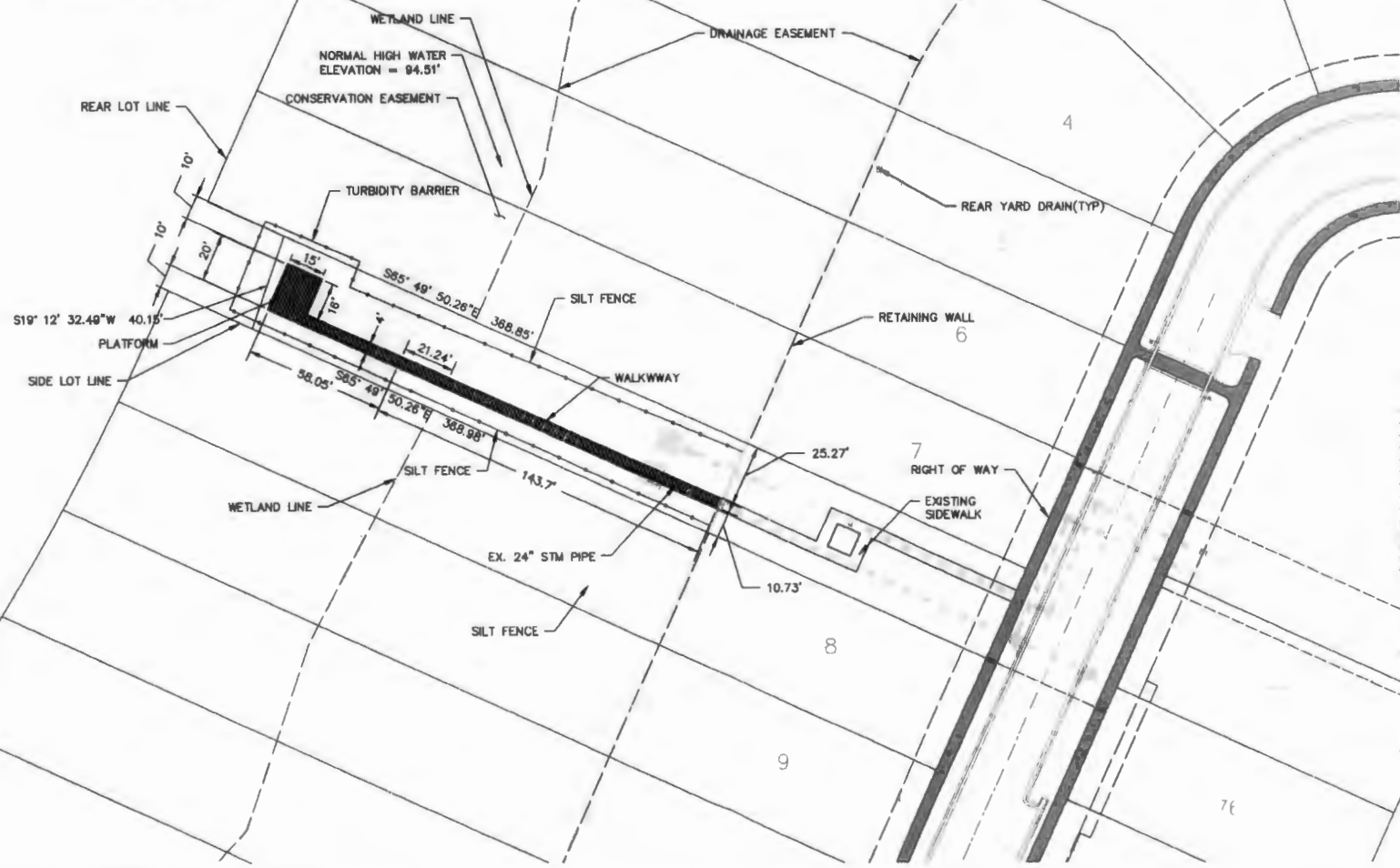
**Parcel ID:** 35-23-28-7841-10-000

**Project Site** 

**Property Location** 



**LITTLE SAND LAKE**  
**NHWE = 94.51' (NAVD88)**  
**ZONE AE**  
**FEMA BFE = 100.9'**



ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE

No.	Revision	Date	App'd

Prepared by	Drawn by	Checked by	DM
AS	BP	DM	

Date: August 2019

**Sand Lake Sound**  
**Observation Platform**

ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE  
 DATE PLOTTED: 8/28/19 11:58 AM

## Design Load Table

Floor Live Loads  
Decks & Walkways - 60 psf

### Guardrail Loads

Top Rail - 50 lb/ft uniform  
Top Rail - 200 lb conc  
Pickets - 50 lb @ 12" sq.  
Handrail - 50 lb/ft uniform

### Wind Design Data

Ultimate Wind Speed - 139 mph  
Basic Wind Speed - 108 mph

Risk Category - II  
Wind Exposure - C  
Exposure Class - Not Enclosed  
Int pressure Coeff - 0.55+/-

Note: The nominal wind speed was used to determine the Component & Cladding pressures.

Note: This building is not within a wind-borne Debris Region and opening protection is not required.

### Geotechnical Information

Design Soil Load-Bearing Capacity - 2,000 psf

### Wood Frame Construction Notes:

- Lumber exposed to weather or contacting concrete or steel shall be pressure treated.
- All lumber in contact with concrete products shall be shielded by a protective barrier.
- All fasteners in contact with pressure treated lumber are to be hot dipped galvanized or stainless steel.
- All dimensions shall be field verified. The engineer and owner shall be notified immediately of any discrepancies from dimensions or field conditions noted here.
- Elevation views are for visual reference only. Always refer to layout plans for specified measurements.
- Anchor positions shall have a tolerance of  $\pm \frac{1}{8}$ "
- Written dimensions supercede scaled dimensions in all cases. Any dimensional discrepancies shall be brought to the attention of the engineer immediately.
- This design is in accordance with the National Design specification for wood construction, with loading in accordance with the Florida Building Code.
- All graded structural lumber shall be pressure treated and meet the following minimum requirements:  
Minimum bending stress = 1250psi (No.1 Dense Sc. Pine)  
Young Modulus = 1600 ksi  
Maximum @ 15% moisture content  
Contractor may use Southern Yellow Pine No.2 or U.O.N.
- Lumber sizes shown are nominal sizes. Lumber shall be furnished in sizes that meet the requirements of the American Softwood Lumber Standard.

## Specifications and Notations:

### General Notes:

- These notes shall apply to all work in this set of drawings.
- It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all notations contained therein.
- Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
- The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
- In accordance with Florida Law (553.85) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
- All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
- All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
- Contractor shall notify all appropriate utility companies and water management agencies of proposed start of work. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.

### DESIGN STATEMENT:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF SECTION 1606 OF THE FLORIDA BUILDING CODE 2017 EDITION

RECEIVED  
FEB 25 2020  
BY: .....

Project: SandLake Sound - Lot A Amenity

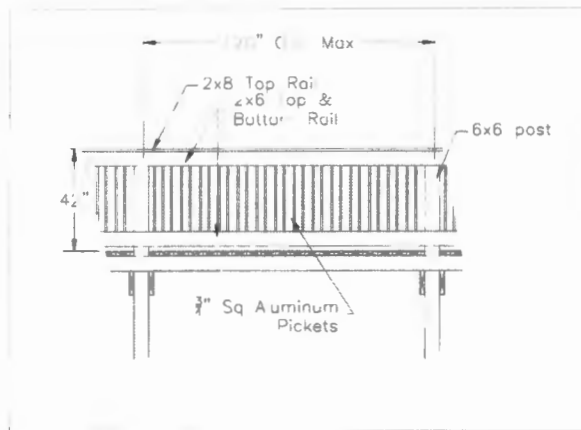
Cover Sheet  
CFL Landscapes, LLC  
3800 Corrine Drive, Orlando, Florida 32803

Unroe Engineering  
Engineering/Planning/Scientific Evaluations  
PO Box 69942, Orlando, FL 32868 • PH: 407-298-0990 • FX: 407-432-7139



Drawing No. A  
Date: 5/8/19  
File: SL Sound

Darcy Unroe PE 60929



Typical Guardrail Assembly

**Walkway Framing Specifications**

**Posts**  
#2 Grade Dense 6x6 Pressure Treated 0.40 CCA

**Framing**  
Joists shall be #2 Grade Type 1  
2x8 Pressure Treated 0.40 CCA

**Floor Decking**  
#1 Grade Dense Round-over 2x6 PT 0.40 CCA

**X-Bracing**  
Two #2 Grade 2x6 PT

**Fasteners**  
**Floor Girders to Post Connection**  
(2) 1/2" H.D.G. Thru Bolts  
Each Post

**Bracing to Post Connections**  
(2) 1/2" H.D.G. Lag Screws  
Each Post

**Interior Joist to Girder**  
Toe nail 2-12d or 1/2"x3" HDG Lag Screws  
Each Girder

**Exterior Joist to Girder**  
Toe nail 3-16d or 1/2"x3" HDG Lag Screws  
Each Post

**Guardrail Framing Specifications**

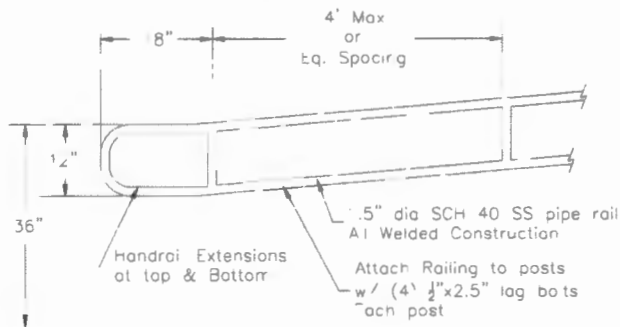
**Posts**  
Extend Walkway Posts to Handrail height

**Top & Bottom Rail**  
2x6 Pressure Treated 0.40 CCA

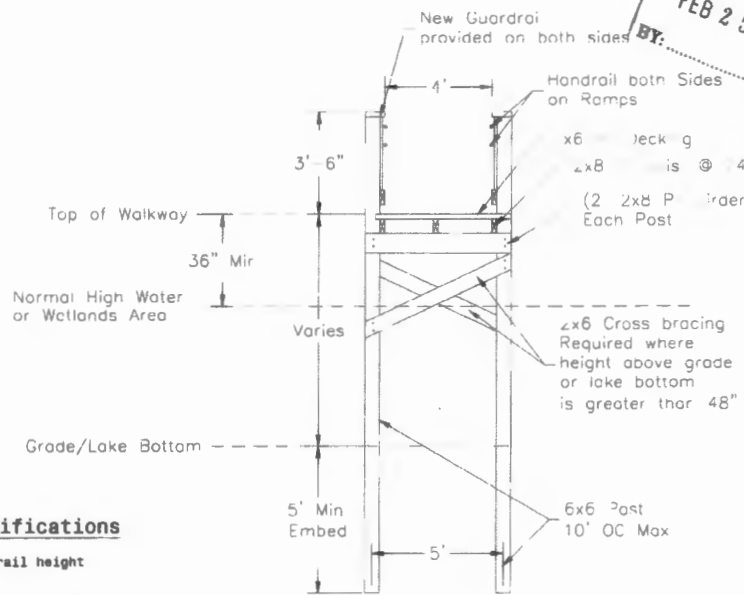
**Pickets**  
1/2"x0.62" square aluminum

**Fasteners**  
**Rails to Posts**  
(2)-8d Each Post or 1/2"x3" HDG Lag Screws

**Rails to Pickets**  
1/2"x2.5" SS lag bolts each rail



Typical Handrail



Walkway Section

DESIGN STATEMENT:  
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF SECTION 1606 OF THE FLORIDA BUILDING CODE 2017 EDITION

Darcy Unroe PE 60929

RECEIVED  
FEB 25 2020  
BY:

Project: SandLake Sound - Lot A Amenity

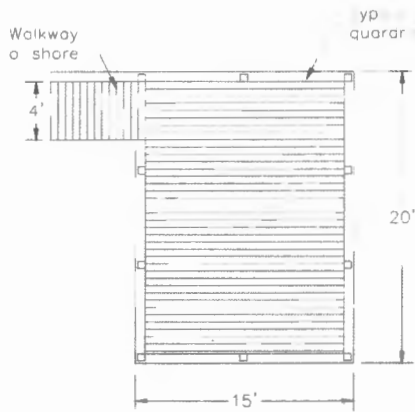
**Walkway Details**  
CFL Landscapes, LLC  
3800 Corrine Drive, Orlando, Florida 32803

**Unroe Engineering**  
Engineering/Planning/Scientific Evaluations  
PO Box 89942, Orlando, FL 32889 • PH: 407-296-0940 • FX: 407-432-7433

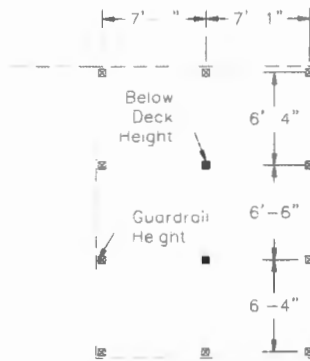


Date: 5/8/19  
File: S. Sound

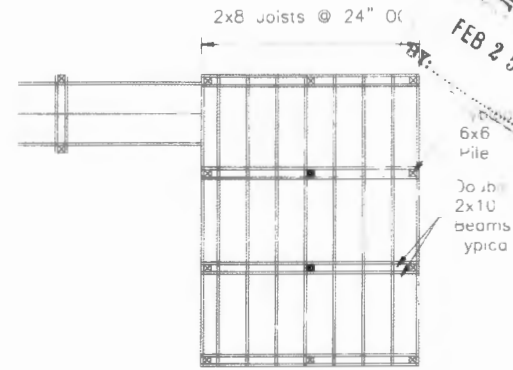
Drawing No. **B**



Platform Floor Plan



Pile Layout Plan



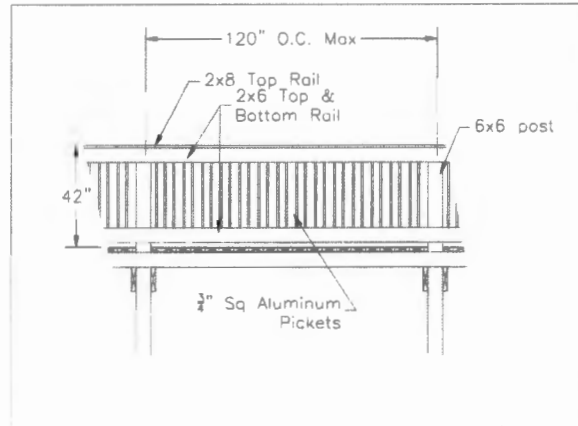
Floor Framing Plan

BY: [Signature]  
FEB 25 2020

6x6 Pile  
Joist  
2x10 Beams  
typical

**Deck Framing Specifications**

- Piles**  
#2 Grade Dense 6x6 Pressure Treated 0.80 CCA
- Framing**  
Girders & Joists shall be #2 Grade Type 1  
2x8 Pressure Treated 0.40 CCA
- Floor Decking**  
#1 Grade Dense Round-over 2x6 PT 0.40 CCA
- Bracing**  
#2 Grade 2x6 PT Pile to Pile
- Floor Frame to Pile Connection**  
1" H.D.G. Thru Bolts
- Bracing to Pile Connections**  
1" H.D.G. Lag Screws



Typical Handrail Assembly

**Guardrail Framing Specifications**

- Posts**  
Extend Walkway Posts to Handrail height
- Top & Bottom Rail**  
2x6 Pressure Treated 0.40 CCA
- Pickets**  
1/2"x0.82" square aluminum
- Fasteners**  
**Rails to Posts**  
(2)-8d Each Post or 1/2"x3" HDG Lag Screws
- Rails to Pickets**  
1/2"x2.6" SS lag bolts each rail

Project: SandLake Sound - Lot A Amenities

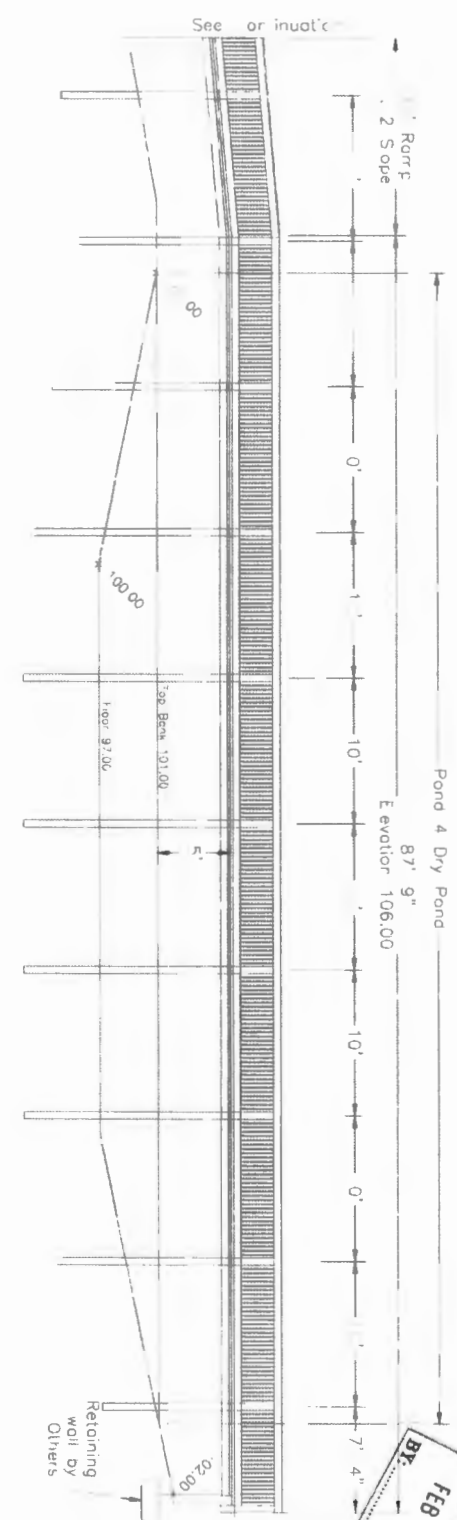
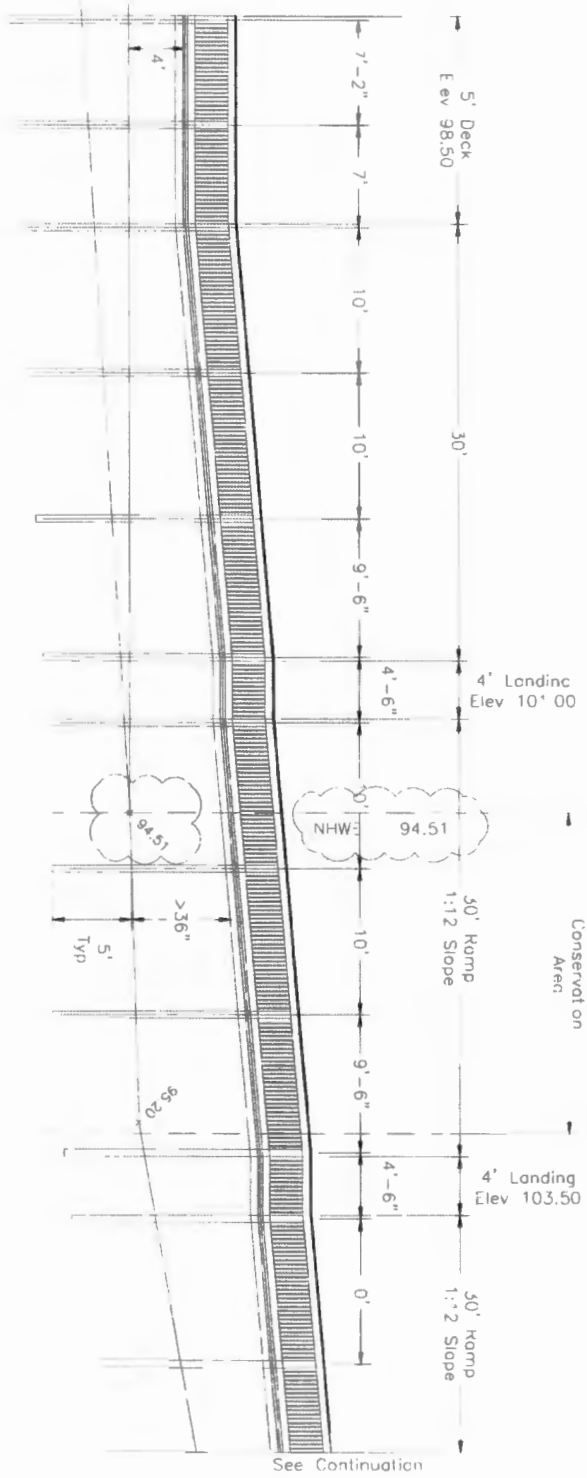
**Observation Deck Plans**  
CFL Landscapes, LLC  
3800 Corrine Drive, Orlando, Florida 32803

**Unroe Engineering**  
Engineering/Planning/Scientific Evaluations  
PO Box 80942, Orlando, FL 32889 • PH: 407-298-0980 • FX: 407-432-7439



Date: 5/8/19  
File: SL Sound

Drawing No. **C**



Darcy Unroe PE 60929

**Project: SandLake Sound - Lot A Amenity**

Drawing No. **D**  
 Date: 5/8/19  
 File: Sl Sound

**Unroe Engineering**  
 Engineering/Planning/Scientific Evaluations  
 PO Box 890942, Orlando, FL 32889 • PH 407-299-0560 • Fx 407-429-7639

**Walkway Elevation**  
**CFL Landscapes, LLC**  
 3800 Corrine Drive, Orlando, Florida 32803

**RECEIVED**  
 BY: **FEB 25 2020**  
 Retaining wall by Others





**ENVIRONMENTAL PROTECTION DIVISION**  
**David D. Jones, P.E., CEP, Manager**  
 3165 McCrorv Place, Suite 200  
 Orlando, FL 32803  
 407 836 1400 • Fax 407-836-1499  
 www.ocfl.net

ENVIRONMENTAL  
 PROTECTION  
 COMMISSION

**ORANGE COUNTY  
 ENVIRONMENTAL PROTECTION COMMISSION  
 May 27, 2020**

Jonathan Huels  
 Chairman

Mark Ausley  
 Vice Chairman

Oscar Anderson

Flores Blackburn

Billy Butterfield

Mark Corbett

Vacant Regulated  
 Business or  
 Municipality

PROJECT NAME: Sand Lake Sound Semi-Private Dock  
 PERMIT APPLICATION NUMBER: BD-19-08-087  
 LOCATION/ADDRESS: Bimini Twist Loop, Orlando, FL 32819

**RECOMMENDATION: Accept the findings and recommendations of the Environmental Protection Officer, and make a finding that the waiver and variance requests are consistent with Section 15-350(a)(2) and Section 15-350(a)(1), respectively, and recommend approval of the request for waiver to Section 15-344(a) to reduce the required setbacks from 25 to 10 feet from both projected property lines, and recommend approval of the variance to Section 15-341(a) to allow for the construction of a semi-private dock without an established principal use for the Sand Lake Sound Homeowners Association Inc, Semi-Private Dock Construction Permit BD-19-08-087. District 1.**

- EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED
- EPC DISAGREES WITH THE ACTION REQUESTED, AS PRESENTED AND HAS MADE THE FOLLOWING RECOMMENDATION:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of EPC Chairman: Jonathan Huels

DATE EPC RECOMMENDATION RENDERED: 5/27/20