

Dock Construction Application for Variance



**Dock Construction
Application for Variance
BD-24-01-001
District #2**

Applicants: Steven and Christa Johnson

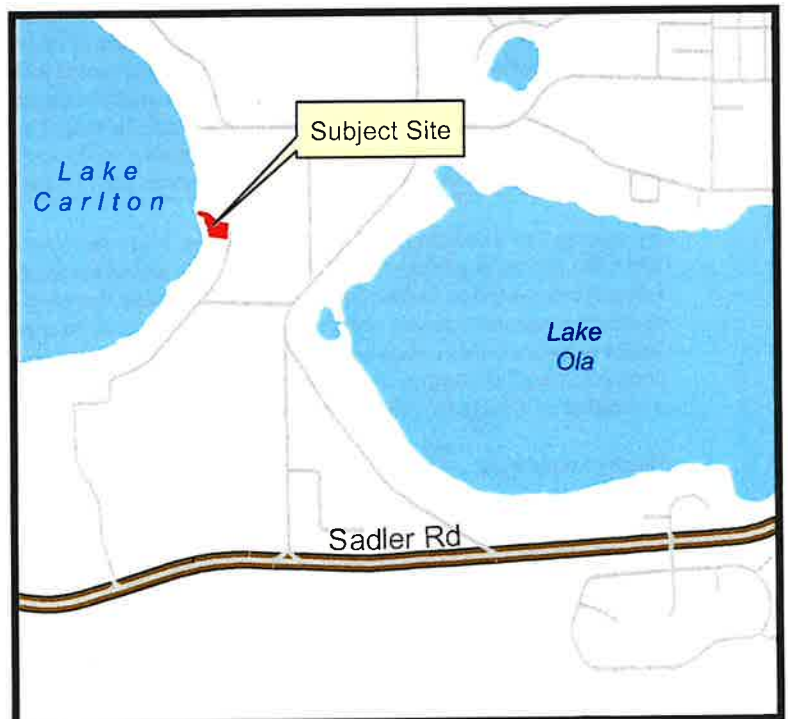
Address: 5056 Lake Carlton Drive

Parcel ID: 07-20-27-0000-00-034

Project Site



Property Location





APPLICATION TO CONSTRUCT A BOAT DOCK
APPLICATION FOR VARIANCE

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a-d)

Enclose a check for \$409.00 payable to The Board of County Commissioners

Mail or Deliver To: Orange County Environmental Protection Division
WetlandPermitting@ocfl.net
3165 McCrory Place, Suite 200
Orlando, Florida 32803
(407) 836-1402

received
4/9/2024

I Steve Johnson on behalf of (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a-d) am requesting a variance to the Orange County Dock Construction Ordinance for the property located at 5056 Lake Carlton Dr Mount Dora FL 32757

1. Identify the section(s) of this article that the applicant seeks a variance for and the extent of the requested variance:

15-342A5

2. Describe the impact of the requested variance on the surface water and the environment:

Their will be no impact to the surface water or environment

3. Explain the effect of the requested variance on any abutting or affected shoreline property owner(s):

There will be no affect on th abutting property Owners

4. Describe how strict compliance with the section(s) of this article would impose a unique, unreasonable, and unintended hardship on the applicant: I feel the dock will be beneficial to the lakes Eco system It will become a habitat for fish + Birds. I have over 500' of lake front. More than enough for a 105' soft dock

5. Explain why the hardship is not self-imposed:

I have wooden Boats that can not be left in the water. The boat house is only to house boats. There is no recreational space. see attach document

Notice to the Applicant:

The Environmental Protection Officer, the Environmental Protection Commission, or the Board may require the applicant to provide additional information necessary to carry out the purposes of this section pursuant to 15-350(c):

A variance application may receive an approval or an approval with conditions if granting the variance: (1) would not negatively impact the surface water or the environment or if there is a negative impact, sufficient mitigation is proposed pursuant to paragraph 15-350(d), if appropriate; (2) would not be contrary to the public interest; (3) where, owing to special conditions, compliance with the provisions herein would impose a unique and substantial hardship on the applicant; (4) where the environmental protection officer has determined that the hardship is not self-imposed on the applicant; and (5) would not be contrary to the intent and purpose of this article.

By signing and submitting this application form, I am applying for a variance to the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representations in this application may be a violation of Article IX, Dock Construction Ordinance.

Name of Applicant: Steven Johnson

Signature of Applicant/Agent [Signature]

Date: 2/9/24

Corporate Title (if applicable):

received
4/9/2024

I feel like for the dock will be beneficial for the lakes eco system. It will become a habitat for fish and birds. I have tons of birdhouses on my 2 acre property along with 4 duck houses at the waters edge. I plan on keeping this going with my dock by adding birdhouse on the dock. The reason for the 2 larger boat slips is to house my wooden boats that can not be left in the water overnight. It will only house boats as there is no recreational platform on the dock. Also my shoreline is over 500 linear feet compared to other properties that are much smaller and have larger docks. I hope you can consider my 1659 sqft dock for a variance.

PLANS AND CONSTRUCTION SPECIFICATIONS FOR
 JOHNSON DOCK
 5056 LAKE CARLTON DRIVE
 MT. DORA, FLORIDA 32757

received
 4/16/2024

HDA HOME DESIGN ASSOCIATES

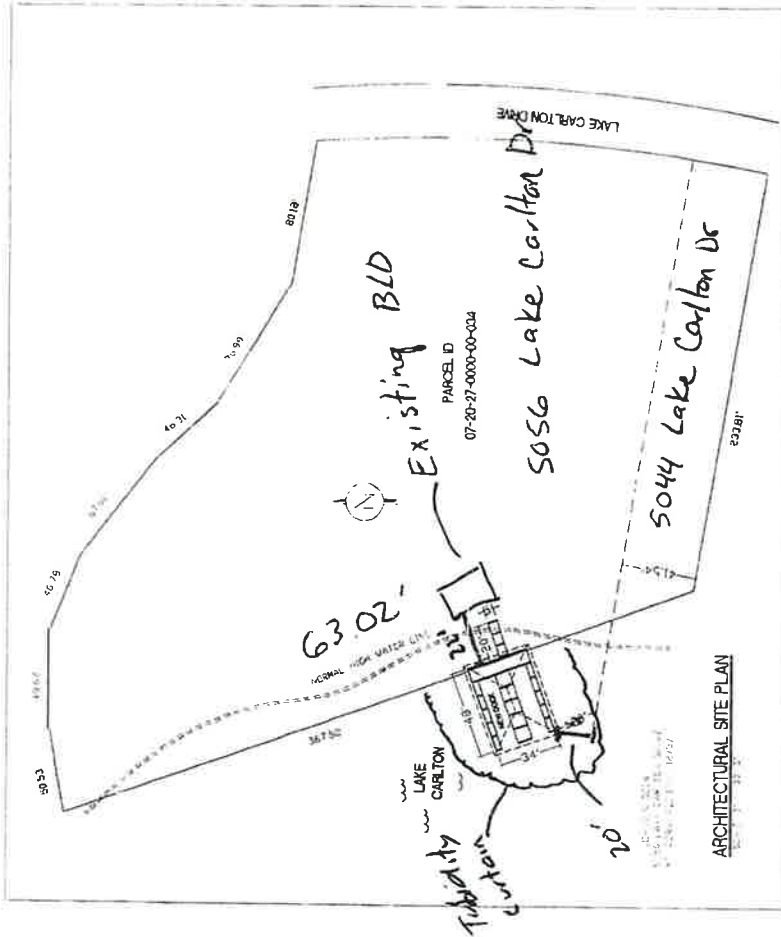
HOME DESIGN ASSOCIATES OF CENTRAL FLORIDA

JOHNSON DOCK

DATE: 2/26/2023
 DRAWN BY: R. STANBRO
 CHECKED BY: J. STANBRO
 PROJECT NO: 202103307

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APPLICABLE CODES

1. LOCAL ORDINANCES AND CODES
 2. STATE OF FLORIDA STATUTES
 3. FEDERAL REGULATIONS
 4. INTERNATIONAL BUILDING CODES
 5. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES
 6. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES
 7. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CODES
 8. AMERICAN WOOD COUNCIL (AWC) CODES
 9. AMERICAN CONCRETE INSTITUTE (ACI) CODES
 10. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES
 11. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES
 12. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CODES
 13. AMERICAN WOOD COUNCIL (AWC) CODES
 14. AMERICAN CONCRETE INSTITUTE (ACI) CODES
 15. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

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HOME DESIGN ASSOCIATES LLC
 STRUCTURAL ENGINEERING INC.

OWNER: JOHNSON DOCK
 5056 LAKE CARLTON DRIVE
 MT. DORA, FLORIDA 32757
 PROJECT NO: 202103307





ENVIRONMENTAL PROTECTION DIVISION

Renée H. Parker, LEP Manager

3165 McCrory Place, Suite 200
Orlando, FL 32803
407-836-1400 • Fax 407-836-1499
www.ocfl.net

ENVIRONMENTAL PROTECTION COMMISSION

Alan Horn - Chairman

Peter Fleck - Vice Chairman

Shan Atkins

Kelly Eger-Smith

Karin Leissing

Vacant:

At Large Representative

Agricultural Representative

ORANGE COUNTY ENVIRONMENTAL PROTECTION COMMISSION
July 2, 2024

Project Name: Steven and Christa Johnson – Application for Variance

Permit Application Number: BD-24-01-001

Location/Address: 5056 Lake Carlton Drive, Mount Dora, FL 32757

RECOMMENDATION: Accept the findings and recommendation of the Environmental Protection Officer, and make a finding that the request for variance is not consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a), and recommend denial of the request for the variance to Section 15-342(a)(5) to increase the allowable terminal platform size from 1,000 square feet to 1,632 square feet for the Steven and Christa Johnson Dock Construction Permit BD-24-01-001. District 2

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

Signature of EPC Chairman: 

DATE EPC RECOMMENDATION RENDERED: 7-2-24