



Interoffice Memorandum

AGENDA ITEM

October 16, 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: November 17, 2020 — Consent Item
Environmental Protection Commission Recommendation for
Request for Variance for Gerard and Dolores Nordin Dock
Construction Permit BD-20-06-101

The applicants, Gerard and Dolores Nordin, are requesting a new dock construction permit with approval of a variance to Orange County Code (Code), Chapter 15, Article IX, Section 15-343(a) (side setback distance). The project site is located at 10049 Little Alcove Loop, Winter Garden, Florida 34787. The Parcel ID number is 07-24-27-7502-02-590. The subject property is located adjacent to Hickory Nut Lake in District 1.

On June 15, 2020, the Environmental Protection Division received an Application to Construct a Dock at the subject property. Included with the application was an Application for Variance to Section 15-343(a) to reduce the side setback from 10 feet from the projected property line to negative (-) 20 feet from the northern projected property line and negative (-) 15 feet from the southeastern projected property line.

Notification of the Application for Variance was sent to all shoreline property owners within 300 feet. No objections were received. A Letter-of-No-Objection was received from the adjacent property owners to the north, Joseph and Taylar Colangelo, who reside at 10043 Little Alcove Loop.

Staff has evaluated the variance request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) is to approve the request for variance to Section 15-343(a) (side setback distance) based on a finding that the hardship is not self-imposed, as the property lines within the cove area limit the ability to construct a dock within the projected property lines and that there will be no effect on abutting shoreline owners as no objections have been received.

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November 17, 2020 – Consent Item

Environmental Protection Commission Recommendation for Request for Variance for Gerard and Dolores Nordin Dock Construction Permit BD-20-06-101

Based upon evidence and testimony presented at the September 30, 2020 Environmental Protection Commission (EPC) public hearing, the EPC voted to accept the findings and recommendation of the EPO and made a finding that the request for variance was consistent with Section 15-350(a)(1) and made a recommendation of approval of the request for variance to Section 15-343(a) to reduce the side setback distance from 10 feet to negative (-) 20 feet from the northern projected property line and negative (-) 15 feet from the southeastern projected property line.

ACTION REQUESTED: **Accept the findings and recommendations of the Environmental Protection Commission and approve the request for variance to Orange County Code, Chapter 15, Article IX, Section 15-343(a) to reduce the side setback distance from 10 feet to negative (-) 20 feet from the northern projected property line and negative (-) 15 feet from the southeastern projected property line for the Gerard and Dolores Nordin Dock Construction Permit BD-20-06-101. District 1**

JWW/DDJ: mg

Attachments

Dock Construction Application for Variance



Dock Construction Application for Variance

BD-20-06-101

District #1

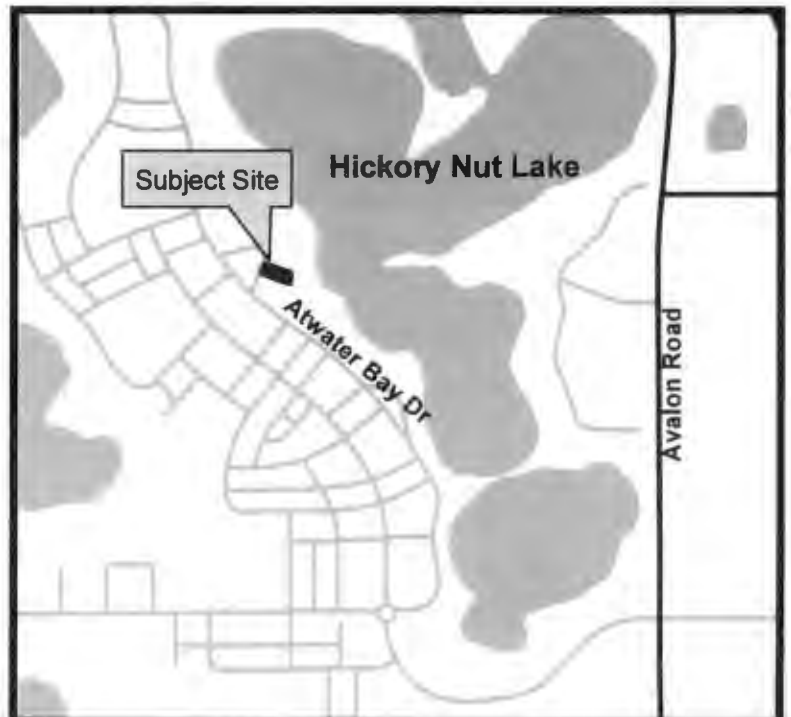
Applicants: Gerard and Dolores Nordin

Address: 10049 Little Alcove Loop

Parcel ID: 07-24-27-7502-02-590

Project Site 

Property Location 



NORDIN SITE PLAN
10049 LITTLE ALCOVE LOOP
WINTER GARDEN, FL 34787

DESCRIPTION: (AS FURNISHED)
 LOT 259, WATERLEIGH PHASE 2B
 AS RECORDED IN PLAT BOOK 94, PAGES 90-101 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Line #	Direction	Length
L1	N20°11'54"E	80.00'
L2	S00°10'22"E	21.95'

ADDRESS:
 #10049 LITTLE ALCOVE LOOP
 WINTER GARDEN, FLORIDA 34787
 FOR THE BENEFIT AND
 EXCLUSIVE USE OF:

DHI TITLE OF FLORIDA, INC.
 DELORES LYDIA NORDIN
 GERARD CARL NORDIN
 TITLE RESOURCES GUARANTY COMPANY



- NOTES:**
- ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED. INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
 - PROPERTY CORNERS SHOWN HEREON WERE SET FOUND ON 05-13-19, UNLESS OTHERWISE SHOWN.
 - THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 - NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
 - BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
 - ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARKS BM# L1532097. ELEVATION 106.759 NAVD83 DATUM.

FLOOD NOTE: I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NO. 1207B 0375 F, DATED NOVEMBER 20, 2009, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE 1 & AE ZONE 2 AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. ZONE AE AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH A BASE FLOOD ELEVATION OF 104.1'. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LITTLE ALCOVE LOOP BEING N20°11'54"E, PER PLAT.

FIELD DATE: 10-03-18	REVISED:
SCALE: 1" = 30 FEET	CERTIFICATION 8-3-2019 JAL
APPROVED BY: JB	FINAL 05-13-19 RCS
JOB NO. 8090203 LOT 259	FORMBOARD 10-15-18 RCS
DRAWN BY: KCW	ADD FLOOD ELEV. 08/22/18 J.
	ADDED 2nd BPE 7-30-18 CSB
	PILOT PLAN 04-18-18 JP

SITE PLAN DRAWN BY:
SHEILA CICHRA
JULY 8, 2020

LEGEND:

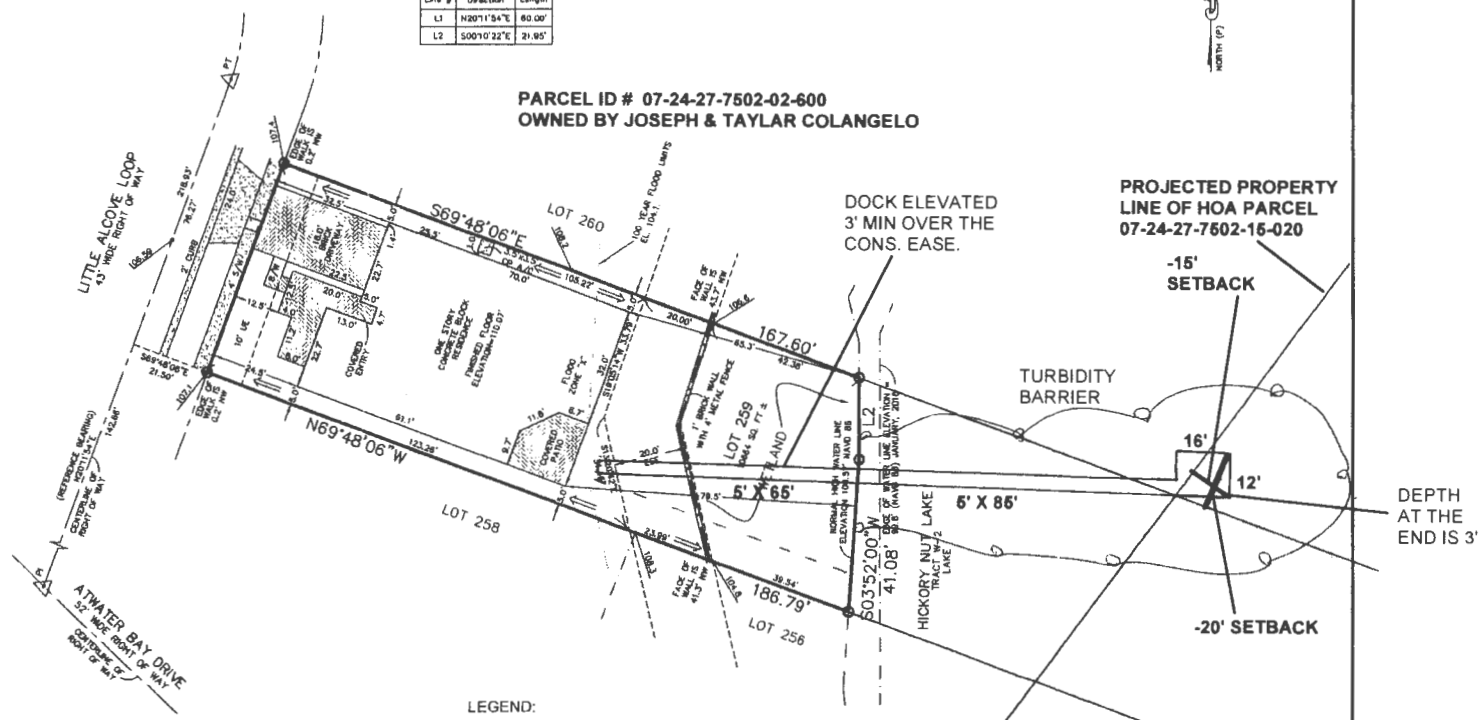
	CENTERLINE		FOUND NAIL AND DISC LB #7723
	RIGHT OF WAY LINE		FOUND 1/2" IRON ROD AND CAP LB #7723
	ORANGE FLOW		PER PLAT
	EXISTING ELEVATION		POINT OF COMPOUND CURVE
	A/C AIR CONDITIONER		PERMANENT CONTROL POINT
	CONCRETE		POINT OF INTERSECTION
	BRICK PAVERS		PARIER SEALCH
	C1W CONCRETE BLOCK WALL		POINT ON CURVE
	C2A CORNER NOT ACCESSIBLE		POINT OF LINE
	CP CONCRETE PAD		POINT OF REVERSE CURVATURE
	CS CONCRETE SLAB		PERMANENT REFERENCE MONUMENT
	B/W BRICK WALK		PROFESSIONAL SURVEYOR AND MAPPER
	F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY		POINT OF TANGENCY
	F.I.R.M. FLOOD INSURANCE RATE MAP		SQ. FT. SQUARE FEET
	ID IDENTIFICATION		S/W SIDEWALK
	LS LICENSED BUSINESS		TYPICAL
	LSE DRAINAGE & UTILITY EASEMENT		M&D NORTH AMERICAN VERTICAL DATUM
	DE DRAINAGE EASEMENT		
	UE UTILITY EASEMENT		
	A/E ACCESS & UTILITY EASEMENT		
	LSE RECLAIM WATER EASEMENT		

ASAM
AMERICAN SURVEYING & MAPPING INC.
 CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
 3191 MAGNARE BOULEVARD, SUITE 200
 ORLANDO, FLORIDA 32803
 (407) 426-7979
 WWW.AMERICANSURVEYINGANDMAPPING.COM

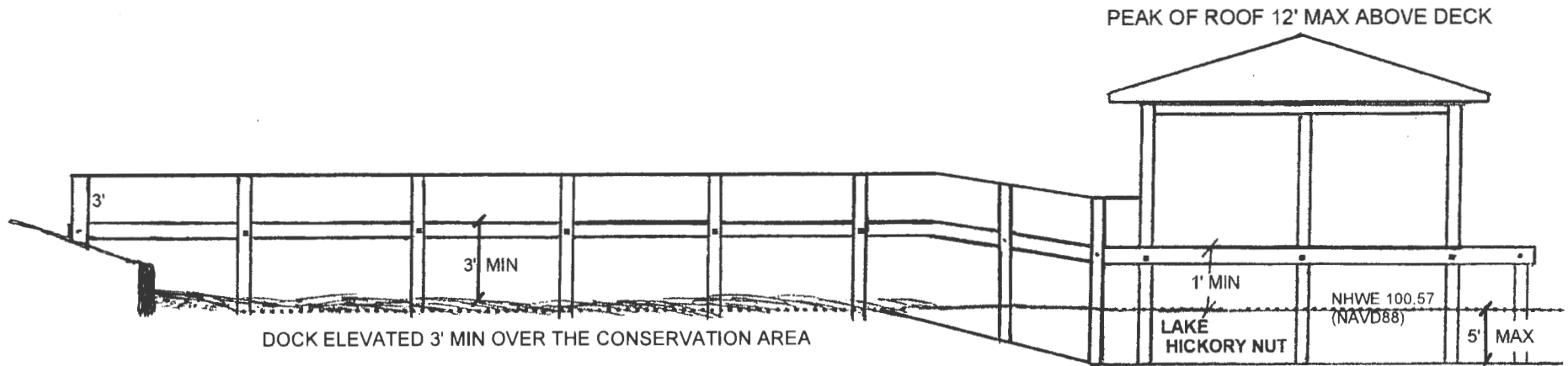
CERTIFICATION NOTE:
 I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED THEREIN, MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by James W Boleman
 DN: cn=James W Boleman, ou=American Surveying & Mapping, inc, ou=FL, email=JamesW.Boleman@asmapping.com, c=US
 Date: 2020.07.08 11:04:56 -0400 FOR THE FIRM
 ASAM ACCOUNT VERIFIED 11.02.20 JWB

JAMES W. BOLEMAN PSA# 8485 GATE
 THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



NORDIN ELEVATION
10049 LITTLE ALCOVE LOOP
WINTER GARDEN, FL 34787





APPLICATION TO CONSTRUCT A DOCK APPLICATION FOR VARIANCE

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(1))

Mail or Deliver To: Orange County Environmental Protection Division 3165 McCrory Place, Suite 200 Orlando, Florida 32803 (407) 836-1400, Fax (407) 836-1499

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

I Sheila Cichra on behalf of Gerard Nordin (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15-343 (a) of the Orange County Dock Construction Ordinance.

1. Describe how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant (the hardship cannot be self-imposed):

The strange configuration of the parcels in this area makes it impossible to construct a dock within the projected property boundaries.

2. Describe the effect of the proposed variance on abutting shoreline owners:

The proposed boat dock location was carefully chosen to minimize the impact to the adjacent property owners. The adjacent affected property owner does not object to the project. The only other affected parcel is a Community Tract and we do not expect an objection from them either.

Notice to the Applicant:

The environmental protection officer, environmental protection commission and the Board of County Commissioners may require additional information necessary to carry out the purposes of this article.

A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance 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 representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra Signature of Applicant/Agent: [Signature] Date: June 15, 2020 Corporate Title (if applicable): President, Streamline Permitting, Inc.

OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6 Lot Number
Interstate 4	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	Parcel Number
Toll Road	Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Road Under Construction	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	E Block Number	111.9 Parcel Dimension

