



Board of Adjustments Regular Meeting

Agenda

May 16, 2023 @ 5:00 pm

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. **Call to Order**
2. **Consent Agenda**
 - a. [Approval of the April 18, 2023 Meeting Minutes.](#) 1 minute
3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [BOA-2023-0010. Request of Sheila Cichra with Streamline Permitting, Inc.](#) 10 minutes
Request of Sheila Cichra with Streamline Permitting, Inc. for variance approval from Section 58-87 subsections (c)(2) and (c)(4) to allow a dock length of 40-feet in lieu of the maximum 30-feet and a dock area of 640 square feet in lieu of the maximum 600 square feet, in conjunction with the new boathouse located at 926 Palmer Avenue, zoned R-1AAA on Lake Osceola.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.
 - b. [BOA-2023-0011. Request of Sheila Cichra with Streamline Permitting, Inc.](#) 10 minutes
Request of Sheila Cichra with Streamline Permitting, Inc. for variance approval from Section 58-87(c)(5) to allow a flat roof in lieu of the required pitched roof in conjunction with the improvements to the existing boathouse located at 1212 N. Park Avenue, zoned R-1AAA on Lake Maitland.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.
 - c. [BOA-2023-0012. Request of Sheila Cichra with Streamline Permitting, Inc.](#) 10 minutes
Request of Sheila Cichra with Streamline Permitting, Inc., on behalf of Rollins College, for variance approval from Section 58-87 subsections (c)(2) and (c)(4), to allow a dock length of 45-feet in lieu of the maximum dock length of 30-feet and a dock area of 2,424 square feet in lieu of the maximum dock area of 600 square feet, in conjunction with the proposed boat dock to store

additional sailboats at 1000 Holt Avenue, zoned PQP.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

5. Non-Action Items

6. Staff Updates

- | | |
|---|-----------|
| a. Update on dock variance authority and variance extension ordinances. | 2 minutes |
| b. Board Orientation - May 22nd at 6:30pm in the Commission Chambers | 2 minutes |

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	May 16, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the April 18, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA April 18, 2023 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

April 18, 2023 at 5:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present In-Person: Jason Johnson, Charles Steinberg, Robert Trompke, Cathy Williams, Ann Higbie, and Tom Sims. Absent: Michael Clary. Also Present: City Attorney Rick Geller. Staff: Assistant Director of Planning & Zoning Allison McGillis, Planner I Nick Lewis, Director of Building & Permitting Services Gary Hiatt, Director of Public Works and Transportation Charles Ramdatt, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Jason Johnson called the meeting to order at 5:03 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Robert Trompke, seconded by Tom Sims to approve the March 21, 2023 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Michael Clary was not present for the meeting.)

(3) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

(4) Public Hearings

- BOA-2023-0008: Request of Sean Travis for variance approval from Section 58-70(a)(2), to allow a street-side setback of 13-feet in lieu of the required street-side setback of 20-feet, in conjunction with the overall improvements to the existing home located at 2108 Byron Road, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property. He noted that staff received five neighbor letters in approval of the request and no letters in opposition. He also noted that the applicant's original request was for three variances; one on the street side, one on the rear side, and one on the interior side because the applicant was under the impression that the rear setback was 25 feet. Mr. Lewis explained that the lot is only 105 feet deep, which counts towards the city's short lot depth provision allowing a 15 foot rear setback. He further explained that the applicant was able to revise their site plan and meet the rear and interior side setbacks with only a needed variance for the street side setback. He added that per code, the required street side setback is 20 feet and the applicant's proposed street side setback is 13 feet. Mr. Lewis then briefly spoke on the details for the applicant's floorplan and indicated that the request was in line with the applicant's current fence and the attached garage of their neighboring property. He went on to review the applicant's proposed elevations and then discussed the variance approval criteria as it related to the request. He noted that the proposed location for the applicant's addition is the only location for such an addition without completely renovating the interior of the home. He added that the existing setback leaves no room for an addition towards the street-side lot line without the need for a variance. Mr. Lewis explained that staff did not believe that granting the request would confer any special privilege denied by the zoning ordinance.

Staff recommendation was for approval.

The Board inquired about a possible variance for a similar corner lot with an addition and if the area had been annexed.

The applicant, Sean Travis of 2108 Byron Road, FL 32792 addressed the Board. Mr. Travis spoke on the consensus of the neighborhood being in favor of the request, his family's history in Winter Park, and brief details regarding the design and layout of the project. He also indicated that he wanted to incorporate the city staff's analysis and recommendations as part of his argument for establishing the four variance approval criteria.

No one from the public wished to speak. The public hearing was closed.

The Board then briefly shared their thoughts on the request and were overall in support of it.

Motion made by Jason Johnson, seconded by Cathy Williams, for variance approval from Section 58-70(a)(2), to allow a street-side setback of 13-feet in lieu of the required street-side setback of 20-feet, in conjunction with the overall improvements to the existing home located at 2108 Byron Road, zoned R-1A with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Motion unanimously approved with a 6-0 vote. (Michael Clary was not present for the meeting.)

- BOA-2023-0010: Request of Sheila Cichra with Streamline Permitting, Inc., for variance approval from Section 58-87(c)(2) and (c)(4), to allow a dock length of 40-feet in lieu of the maximum 30-feet dock length and an overall dock area of 640 square feet in lieu of the maximum dock area of 600 square feet, in conjunction with the proposed boat dock located at 926 Palmer Avenue, zoned R-1AAA.

Mr. Lewis informed the Board that staff requested to continue the item to the May 16, 2023 Board of Adjustment regular meeting. He explained that the request was continued by the Lakes and Waterways Board to their May 9, 2023 regular meeting for additional information from the applicant and the request should be heard by the Lakes and Waterways Board prior to being heard by the Board of Adjustment.

Brief discussion ensued regarding the City's pending ordinance to remove boat dock variances from the purview of the Board of Adjustment to solely under the purview of the Lakes and Waterways Board and how its approval or denial by the City Commission would affect the required hearings for the applicant's request. Chairman Johnson then disclosed that the neighbor to the applicant's property is a client of his in litigation and the neighbor is taking a position with respect to the variance application. Chairman Johnson expressed that he needed to recuse himself even with respect to the tabling of the request.

Motion made by Charles Steinberg, seconded by Ann Higbie, to continue the item to the May 16, 2023 Board of Adjustment regular meeting.

Motion unanimously approved with a 5-0 vote. (Jason Johnson recused himself from the vote. Michael Clary was not present for the meeting.)

(5) Non-Action Items

No non-action items.

(6) Staff Updates

No staff updates.

(7) Board Comments

Discussion ensued about the ability of a Board member to call in and appear remotely if they have an emergency or get stuck in traffic and can't make the beginning of the meeting. It was decided that any of the Board members would be able to contact Mrs. McGillis by cellphone to let her know that they would be late to the meeting and to confirm a quorum.

(8) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(9) Adjournment

Meeting adjourned at 5:33 p.m.

/s/ Recording Secretary Mary Bush



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 16, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2023-0010. Request of Sheila Cichra with Streamline Permitting, Inc.

item list

Request of Sheila Cichra with Streamline Permitting, Inc. for variance approval from Section 58-87 subsections (c)(2) and (c)(4) to allow a dock length of 40-feet in lieu of the maximum 30-feet and a dock area of 640 square feet in lieu of the maximum 600 square feet, in conjunction with the new boathouse located at 926 Palmer Avenue, zoned R-1AAA on Lake Osceola.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for approval of the variances requested subject to the following condition:

- 1) That no existing tree be removed or damaged during construction.

background

The applicant Sheila Cichra with Streamline Permitting, Inc., on behalf of the homeowners, Marc and Sharon Hagle, is requesting variance approval from Section 58-87(c)(2) and (c)(4) to allow a dock length of 40-feet in lieu of the maximum dock length of 30-feet and a dock area of 640 square feet in lieu of the maximum dock area of 600 square feet. The property is zoned R-1AAA and is located on Lake Osceola.

The applicant received approval of this request by the Lakes and Waterways Board at their May 9th, 2023 regular meeting with the condition that none of the existing trees on the lot be removed or damaged by construction.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist that are peculiar to the land, structure, or building involved and do not apply to other land, structures, or buildings in the same zoning district.

The lot's location is located at the north end of Lake Osceola which creates a unique curvature of the lake across the parcel. The result is that this location has a shallower bathymetry along the shoreline. The applicant's request is the minimum necessary to achieve adequate mooring depth to avoid prop scouring, which is prohibited by the Florida Department of Environmental Protection (FDEP). The additional 40 square feet over the maximum area is the consequence of the additional 10-feet of extra dock length. The location is also ideal to avoid any harm to the existing trees on the lot. Further, because of the curvature of the lakefront, the request would not protrude as far into the lake as the neighboring boathouse.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

Under Section 58-87(c)(2), the maximum dock area is 600 square feet. The additional 40 square feet requested above this maximum is the result of the 10-foot length extension request. Without this accessory request, the dock length request could not be achieved.

Under Section 58-87(c)(4), the maximum dock length may not exceed 30-feet. In this instance, if the applicant constructed the boathouse in accordance with this provision, prop scouring would occur, which is prohibited by the FDEP. The request is the minimum length necessary to alleviate the prop scouring issue.

Action of the Applicant

The special conditions and circumstances must not result from the applicant's actions.

The property currently does not have a boat house and the shallow bathymetry and shape of the lakefront are not the result of the applicant. The applicant's request is the minimum necessary to alleviate the prop scouring issue while being strategically located so as not to harm any of the existing trees on the parcel. Therefore, the special conditions and circumstances are not the result of the applicant.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Because of the desire to keep from removing or harming the existing trees as well as prop scouring, and the existing shallow bathymetry and unique shoreline shape, staff does not believe that granting this request would confer onto the applicant any special privilege denied to other lands, structures, or buildings in the same zoning district.

Summary

Staff believes the applicant meets the four criteria required to grant the requested variances.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[926 Palmer Ave - Area Map.pdf](#)

ATTACHMENTS:

[926 Palmer Ave - Aerial Map.pdf](#)

ATTACHMENTS:

[926 Palmer Ave - Site Plan.pdf](#)

ATTACHMENTS:

[926 Palmer Ave - Plan View.pdf](#)

ATTACHMENTS:

[926 Palmer Ave - Elevation.pdf](#)

ATTACHMENTS:

[Aerial Sketch of Proposed Dock Location.pdf](#)

ATTACHMENTS:

[View from lake.jpg](#)

ATTACHMENTS:

[View from shore.jpg](#)

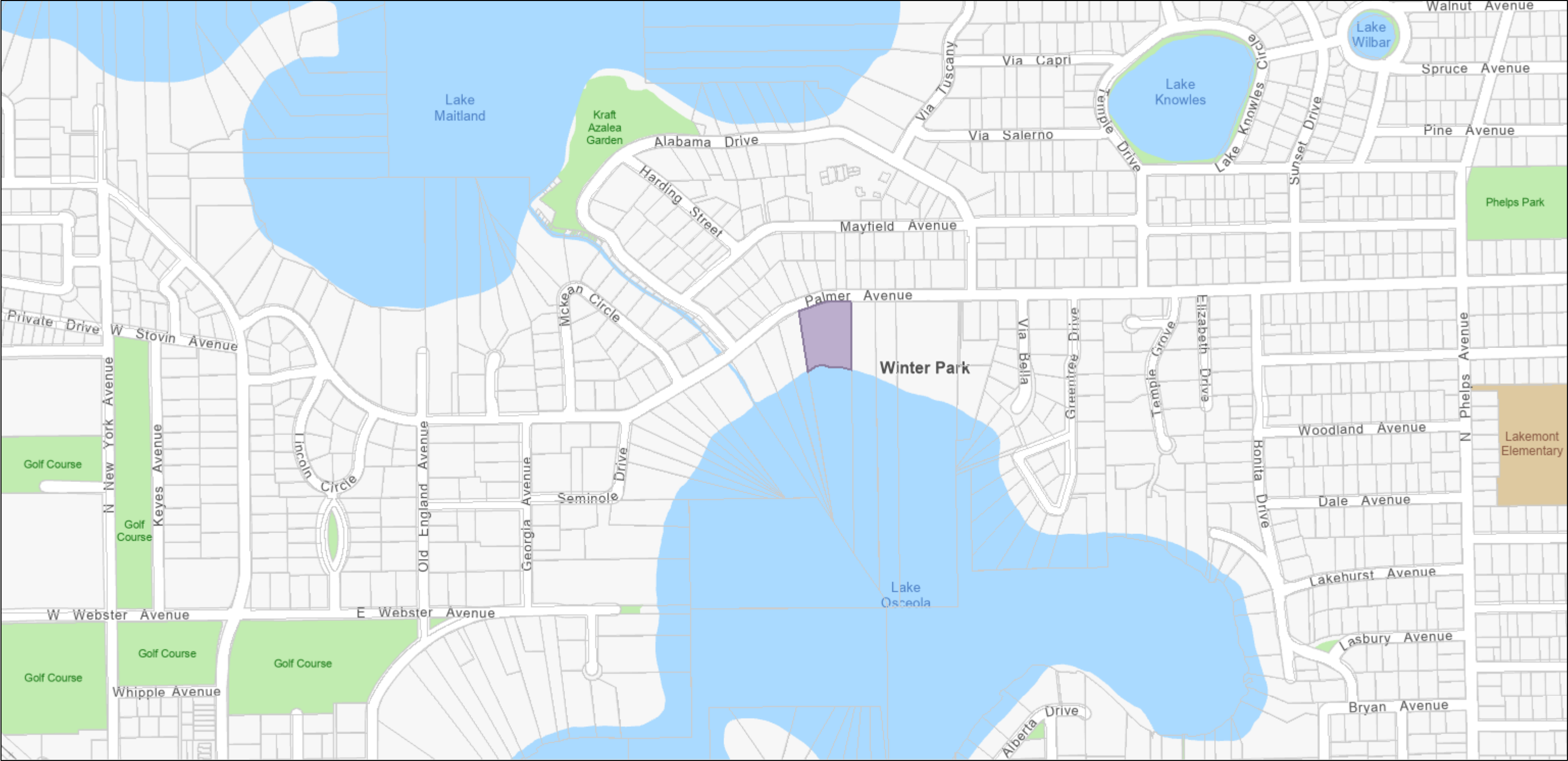
ATTACHMENTS:

[View from side.jpg](#)

ATTACHMENTS:

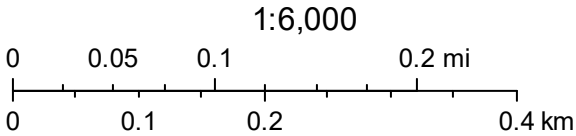
[Drone picture 2 \(1\).JPEG](#)

926 Palmer Ave - Area Map



5/10/2023, 9:07:02 AM

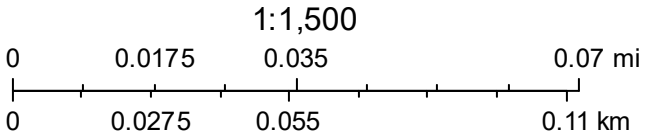
Parcels Orange



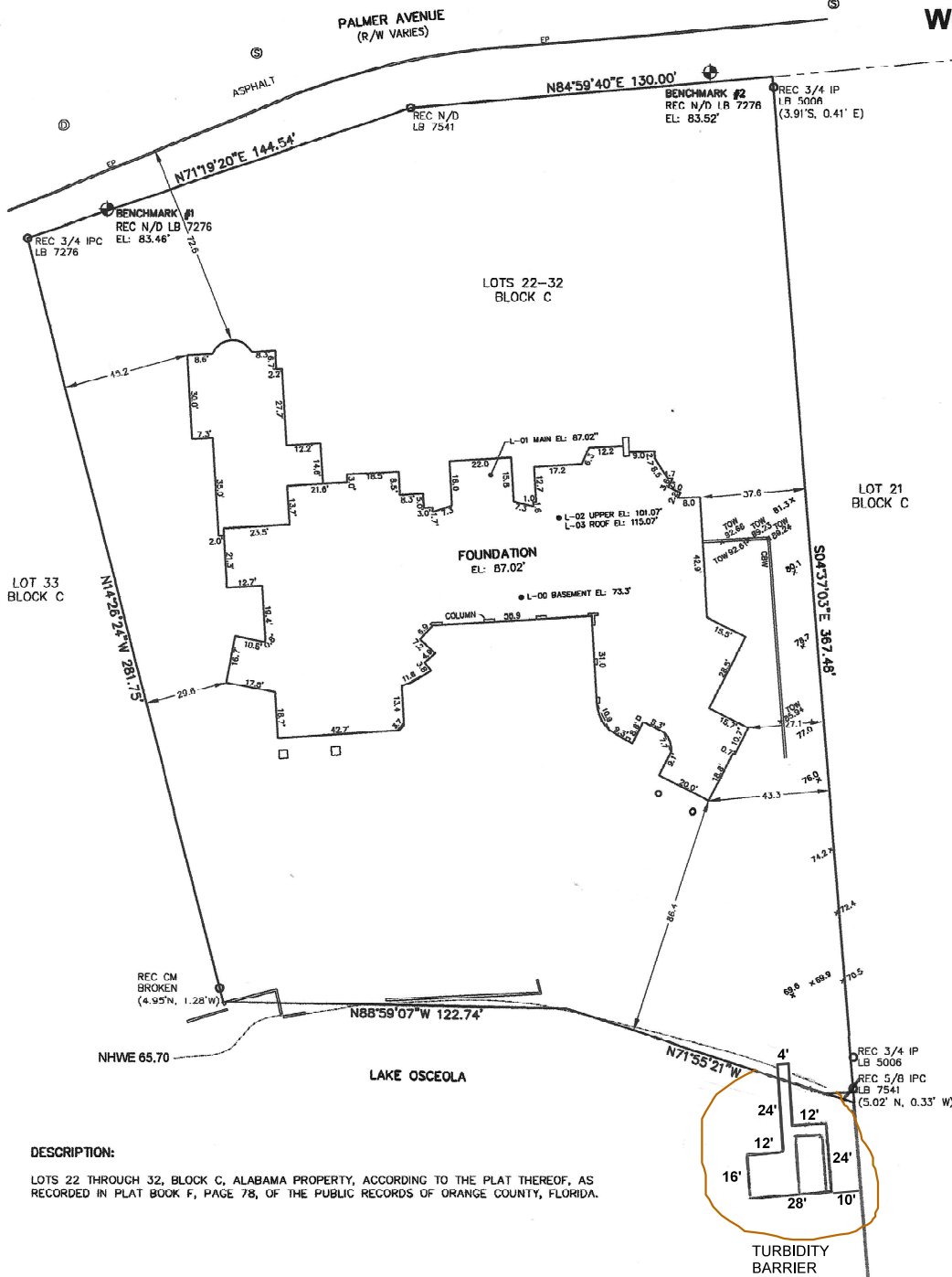
926 Palmer Ave - Aerial Map



5/10/2023, 9:08:48 AM
Parcels Orange



HAGLE BOAT DOCK SITE PLAN 926 PALMER AVENUE WINTER PARK, FL 32789



LEGEND:

CBW	CONCRETE BLOCK WALL
CM	CONCRETE MONUMENT
EL	ELEVATION
EP	EDGE OF PAVEMENT
FTE	FINISHED FLOOR ELEVATION
IP	IRON PIPE
IPC	IRON PIPE AND CAP
LB	LICENSED BUSINESS
N/D	NAIL AND DISK
POL	POINT ON LINE
TOW	TOP OF WALL
Ⓢ	SANITARY MANHOLE
Ⓣ	STORM MANHOLE

DESCRIPTION:

LOTS 22 THROUGH 32, BLOCK C, ALABAMA PROPERTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 5, Township 22 South, Range 30 East, Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the north property line; said bearing being N84°59'40\"
- According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", base flood elevation 68.8'.
- Community Panel number 12095C0255 F, Dated: 9/25/2009, LOMR effective 3/7/2014.
- Elevations shown hereon are based on Orange County benchmarks relative to NAVD 88.
- The specific purpose of this survey is to gather additional elevation shots on the east side of the property.

WATER DEPTH @ 10' FROM NHWE 1'
WATER DEPTH @ 20' FROM NHWE 2' 6"
WATER DEPTH @ 30' FROM NHWE 5'
WATER DEPTH @ 40' FROM NHWE 6'

SPECIFIC PURPOSE SURVEY
OF
916 PALMER AVENUE
FOR
JACK JENNINGS & SONS

HLSM, LLC
Henrich-Luke-Swaggerty-Mennard
Professional Surveyors & Mappers
Licensed Business No. 7278
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

REVISIONS

Rev.	Date:
Rev. SPECIFIC PURPOSE TOPOGRAPHY	Date: 9/30/21
Rev. FOUNDATION SLAB ELEVATIONS	Date: 9/13/21
Rev. FOUNDATION ELEVATION	Date: 7/23/21

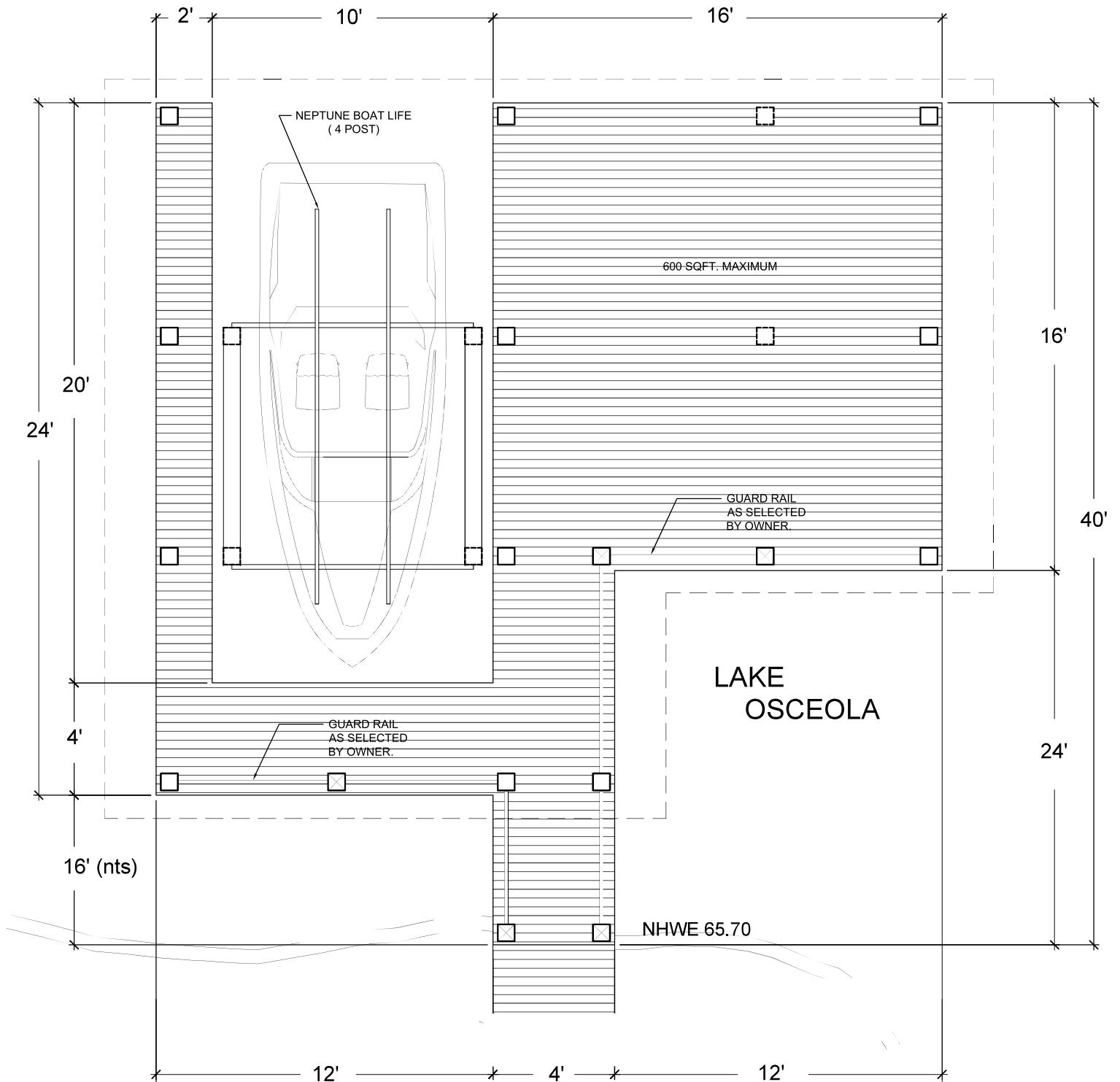
THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: L-531
Field Date: 7/12/21
Drawn By: SFH
Field By: ME/JR
Scale: 1" = 60'

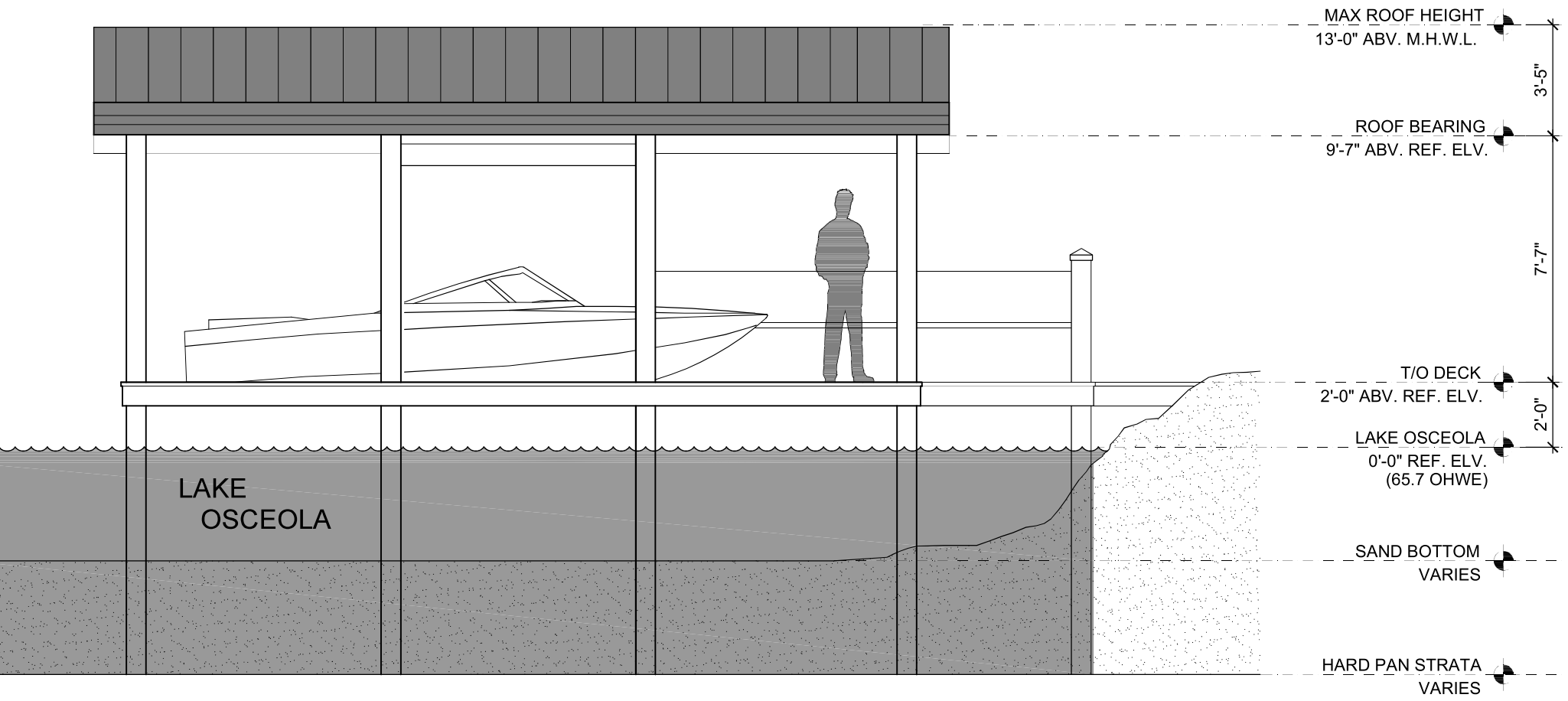
William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

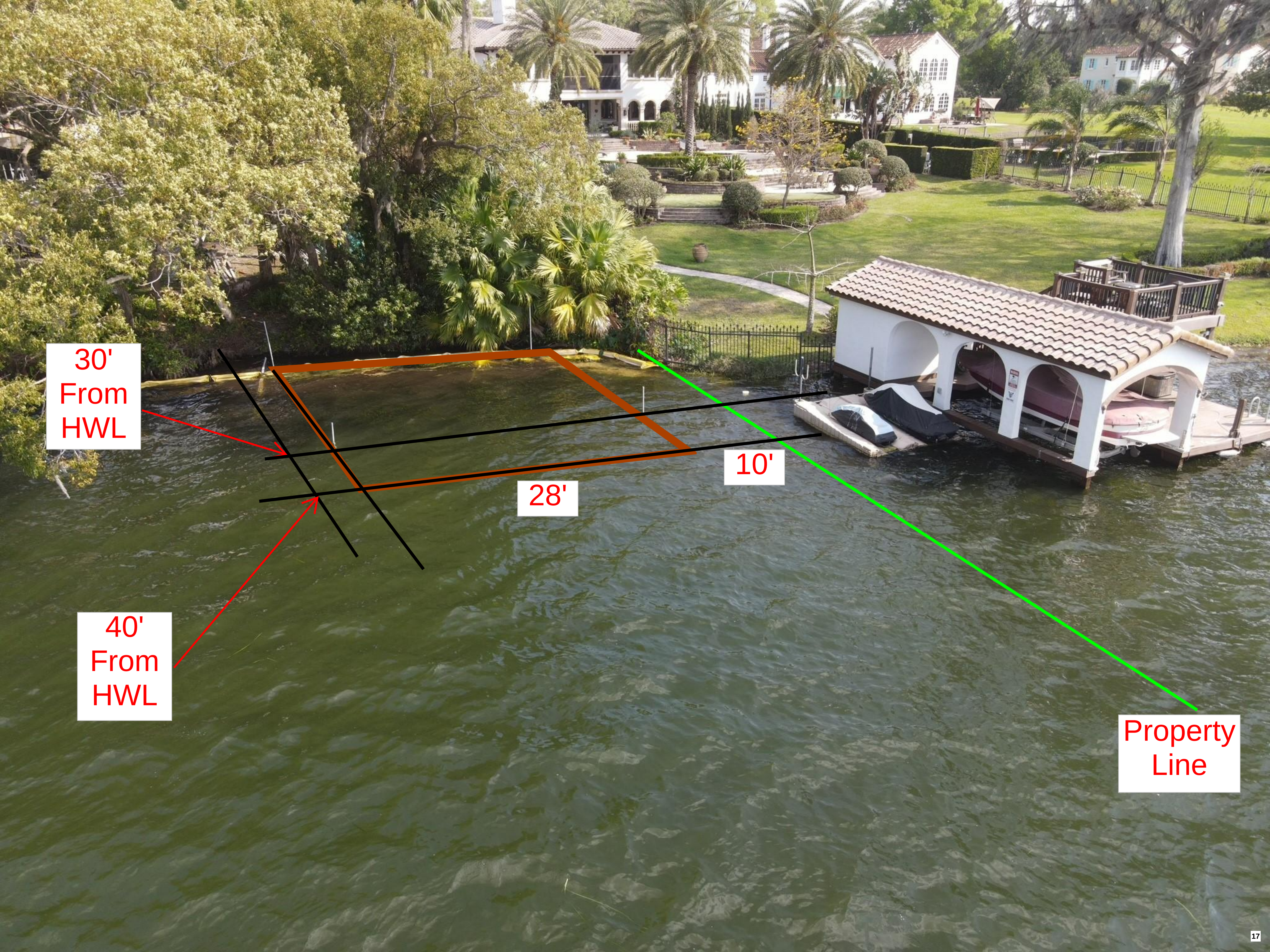
HAGLE BOAT DOCK PLAN VIEW

926 PALMER AVENUE, WINTER PARK, FL 32789



HAGLE BOAT DOCK ELEVATION - 926 PALMER AVENUE, WINTER PARK, FL 32789





30'
From
HWL

10'

28'

40'
From
HWL

Property
Line











Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 16, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2023-0011. Request of Sheila Cichra with Streamline Permitting, Inc.

item list

Request of Sheila Cichra with Streamline Permitting, Inc. for variance approval from Section 58-87(c)(5) to allow a flat roof in lieu of the required pitched roof in conjunction with the improvements to the existing boathouse located at 1212 N. Park Avenue, zoned R-1AAA on Lake Maitland.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for denial of the variance being requested.

background

The applicant Sheila Cichra with Streamline Permitting, Inc., on behalf of the homeowner Steven Kyle Brown, is requesting variance approval from Section 58-87(c)(5) to allow a flat roof in lieu of the required pitched roof, in conjunction with the renovations to the existing boathouse located at 1212 N. Park Avenue. The property is zoned R-1AAA and is located on Lake Maitland.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist that are peculiar to the land, structure, or building involved and do not apply to other land, structures, or buildings in the same zoning district.

The existing boathouse, originally constructed in 2003, has a hip roof that the applicant is looking to replace with a flat roof. The homeowner received approval in 2019 to construct the modern style home, inclusive of flat roofs in its design. The principal structure is currently being constructed.

Deprivation of Rights

The second requirement for granting a variance is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

Under Section 58-87(c)(5), boathouse roofs must be pitched (at least 2:12) so as to eliminate flat roofs and the use of such as sundecks. The applicant is not being deprived of any right commonly enjoyed by others as pitched roofs are required for all new boathouses. Any existing flat roofs throughout the City are nonconforming.

Actions of the Applicant

The special conditions and circumstances must not result from the applicant's actions.

The boathouse was originally constructed in 2003, before the homeowner's purchase of the property. However, Section 58-87(c)(5) was in the code at the time the applicant purchased the property in 2018 and received approval of the design for the principal structure in 2019 by the Planning and Zoning Board. The applicant had full decision-making authority of the design of the principal structure and the contrast of the principal structure and the existing boathouse is therefore, the result of the actions of the applicant.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Because the homeowner designed and began construction on the principal structure that did not match the existing boathouse and the fact that the provision the variance is being requested from existed at the time the principal structure was approved by the Planning and Zoning Board as well as the permitting process, staff believes that granting this request would confer a special privilege denied by the zoning ordinance onto the applicant.

Summary

Staff does not believe that the applicant meets the four criteria required to grant the requested variance.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[1212 N Park Ave - Area Map.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Aerial Map.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Survey.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Site Plan.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Plan.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Elevation.pdf](#)

ATTACHMENTS:

[1212 N Park Ave - Applicant Energov Submittal.pdf](#)

ATTACHMENTS:

[Existing Conditions and House Elevations from Applicant.pdf](#)

ATTACHMENTS:

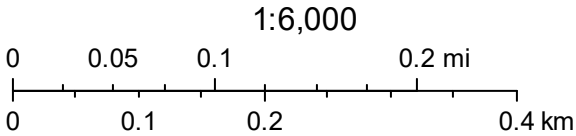
[Example Boat Houses from Applicant.pdf](#)

1212 N Park Ave - Area Map



5/10/2023, 9:21:40 AM

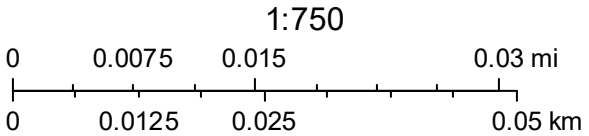
Parcels Orange



1212 N Park Ave - Aerial Map



5/10/2023, 9:23:14 AM
Parcels Orange



**BROWN BOAT DOCK SITE PLAN
1212 N PARK AVENUE
WINTER PARK, FL 32789**

Line Data
L-1
N 54°00'41" E 133.93' (M)
Survey Closure Line

Curve Data
C23
R=815.00'
L=34.62'
 $\Delta=2^{\circ}26'01''$
CB=S61°52'11"W
C=34.61'

-Vertical Datum-
-Benchmark Information-
 Orange County Survey Datum Elevation: 71.425'
Orange County Survey Department
Description: The Top Turn Bolt of Fire Hydrant at the Northeast
Corner of Pine Tree Road and Via Lugano.
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

BM  **#1**
Set Nail & Disk (LB 7623) in Edge of Pavement
Elevation: 68.29'

BM  **#2**
Set Nail & Disk (LB 7623) in Edge of Pavement
Elevation: 68.17'

 = Existing Elevations (Typical)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Legal Description:

Lot 7, of "TWELVE OAKS", according to the Plat thereof as recorded in Plat Book 5, Page 78, of the Public Records of Orange County, Florida, less that part of Lot 7 shown on the Plat as "Private Driveway Common To All Lots".

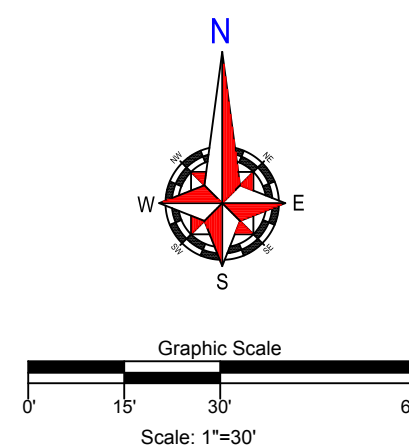
TOGETHER WITH a 1/13th undivided interest in and to the private driveway common to all lots as shown on the Plat of TWELVE OAKS as recorded in Plat Book 5, Page 78, of the Public Records of Orange County, Florida, and which private driveway common to all lots is more specifically described in that legal description titled, PRIVATE DRIVEWAY COMMON TO ALL LOTS which is recorded in Official Records Book 2475, Page 236, of the Public Records of Orange County, Florida.

TOGETHER WITH a perpetual non-exclusive easement over and upon the following described property and on the terms and conditions and for the purposes, uses and benefits as specifically described in that certain Warranty Deed between L. Pharr Abner, individually and as Trustee, and Mary E. Abner, his wife, and Ronald J. Worswick and Dolores M. Worswick, his wife, recorded in O.R. Book 2510, Page 696, Public Records of Orange County, Florida:

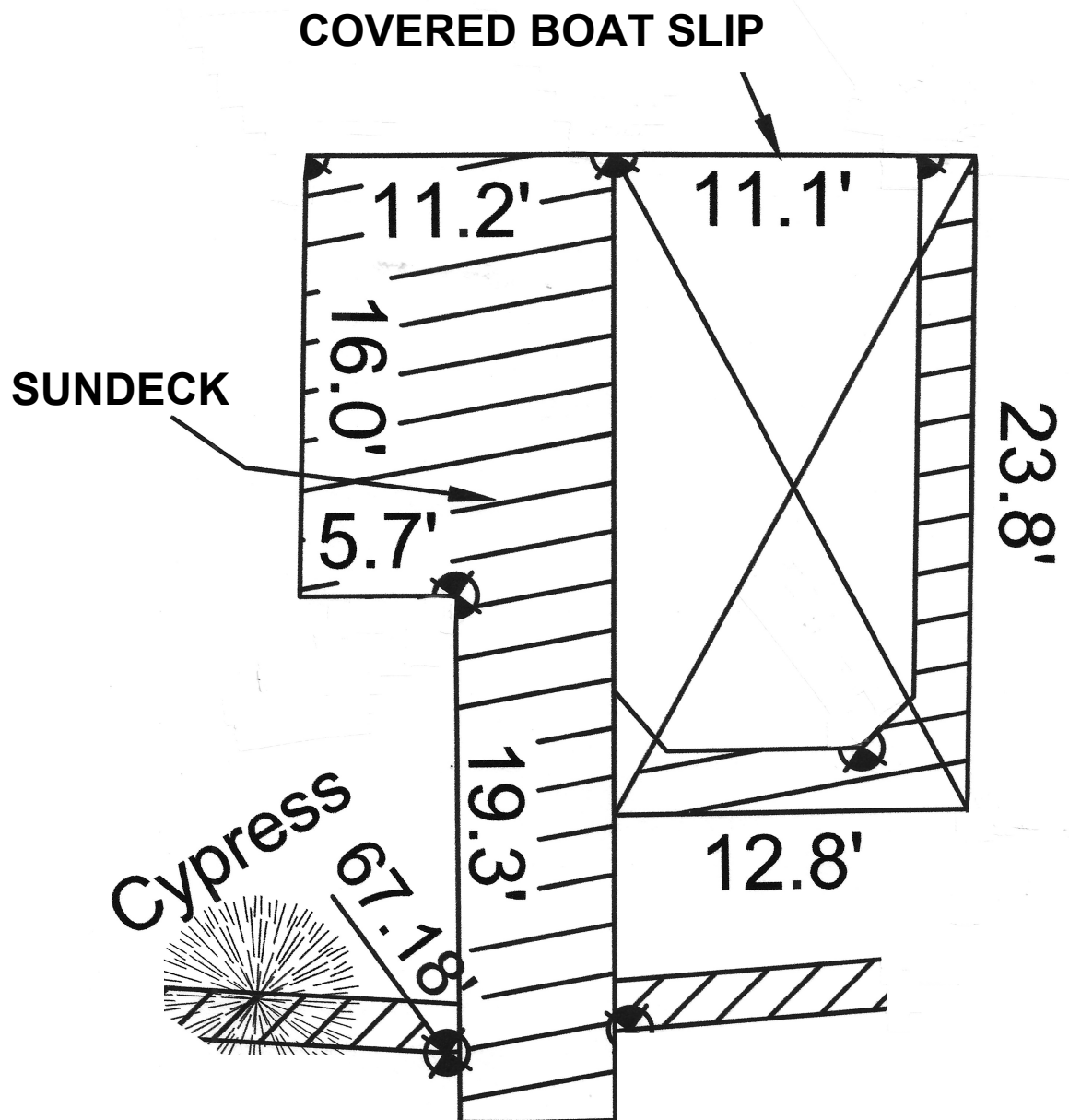
Beginning at the Southwest corner of Lot 5 of "TWELVE OAKS" as recorded in Plat Book 5, Page 78, Public Records of Orange County, Florida; run thence North 00° 33' 25" East 32.82 feet along the Westerly boundary of said Lot 5; run thence North 89° 27' 32" East 91.39 feet; run thence North 67° 57' 32" East 129.06 feet; run thence North 89° 58' 12" East 814 feet, more or less, to the East boundary of the aforesaid Lot 5; run thence South 82 feet, more or less, to the Southeast corner of said Lot 5; run thence South 89° 58' 12" West 1025 feet, more or less, to the point of beginning.

Flood Disclaimer: By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone AE. This Property was found in City of Winter Park, community number 120188, dated 9/25/2009.

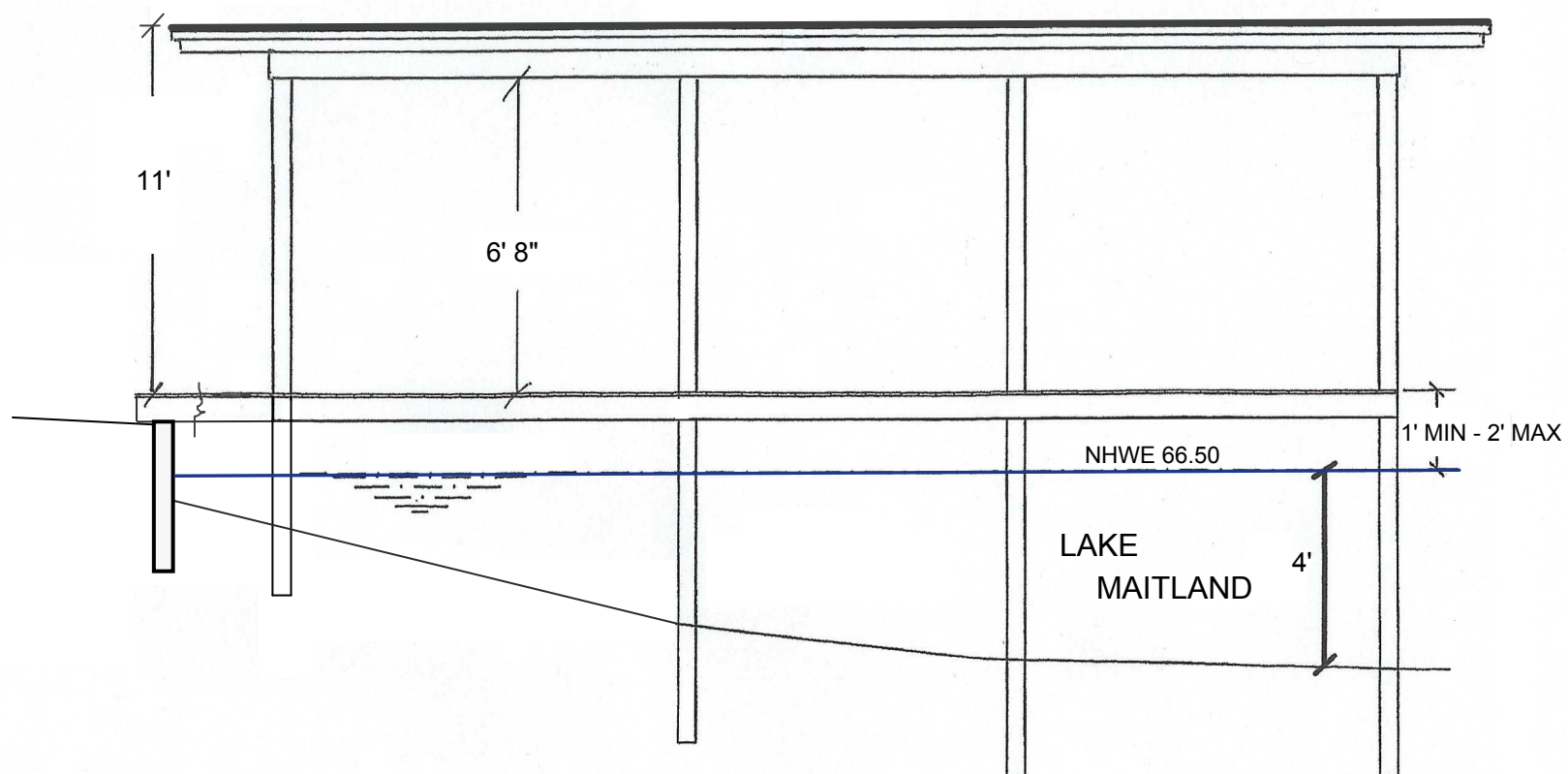
CERTIFIED TO:
ANDREW JARGER LUBIN; ZOLTAN CONSTRUCTION, LLC

[illegible]

**BROWN BOAT DOCK PLAN VIEW
1212 N PARK AVENUE
WINTER PARK, FL 32789**



BROWN BOAT DOCK ELEVATION
1212 N PARK AVENUE
WINTER PARK, FL 32789





PLAN SNAPSHOT REPORT BOA-2023-0011 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 04/18/2023
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Harbilas, John	Approval
Description: Roof pitch variance request		Expire Date:

Parcel: 302206880200070	Main	Address: 1212 N Park Ave	Main	Zone:
		Winter Park, FL 32789-2542		

Applicant	Owner
Sheila Cichra	Steven Kyle Brown
1002 Fort Mason DR	1750 Via Tuscany ST
Eustis, FL 32726	WINTER PARK, FL 32789-2542
Home: (352) 602-7766	Home: 00
Business: (407) 450-4241	Business: 00
Mobile: (407) 450-4241	Mobile: 00

Plan Custom Fields

Zoning	R-1AAA	Section	58.87	Subsection	c (5)
Is the property on waterfront?	Yes	Is this property on historic registry or district?	No	Describe variance	Requesting permission to rebuild the existing boathouse hip roof as a flat roof to match the main house.
How long have you owned the property?	4 years and 4 months	How long have you occupied the property?	4 years	Special Condition	The main house is very modern looking with a flat roof and no pitched areas. The hip roof currently on the boathouse looks very out of place.
Rights/Priv	There are at least 14 boathouses with flat roofs on Lake Maitland. A couple of those are recent rebuilds of old boathouses.	Hardship	If the variance is not granted, the old boathouse hip roof will be a striking contrast against the backdrop of the modern looking main house with it's flat roof.	Limited Variance	We do not intend to use the flat roof as an upper deck and would be willing to pitch the roof a few inches from front to back, which would not be very noticeable, but would never look quite right.

Attachment File Name	Added On	Added By	Attachment Group	Notes
1212 Park Avenue Survey.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
AA Form - dock.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Boat Dock Site Plan.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Boathouses with flat roofs.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Elevation.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Plan View.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Site Pictures and House Elevation.pdf	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS
Signature_Sheila_Cichra_4/18/2023.jpg	04/18/2023 15:05	Cichra, Sheila		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00035636	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00035636		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

PLAN SNAPSHOT REPORT (BOA-2023-0011)

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	04/18/2023	04/20/2023		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	04/18/2023	04/20/2023	04/27/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	04/18/2023	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

1212 N Park Ave.

Winter Park

Lakeview with existing dock



1212 N PARK Ave
Brown Residence



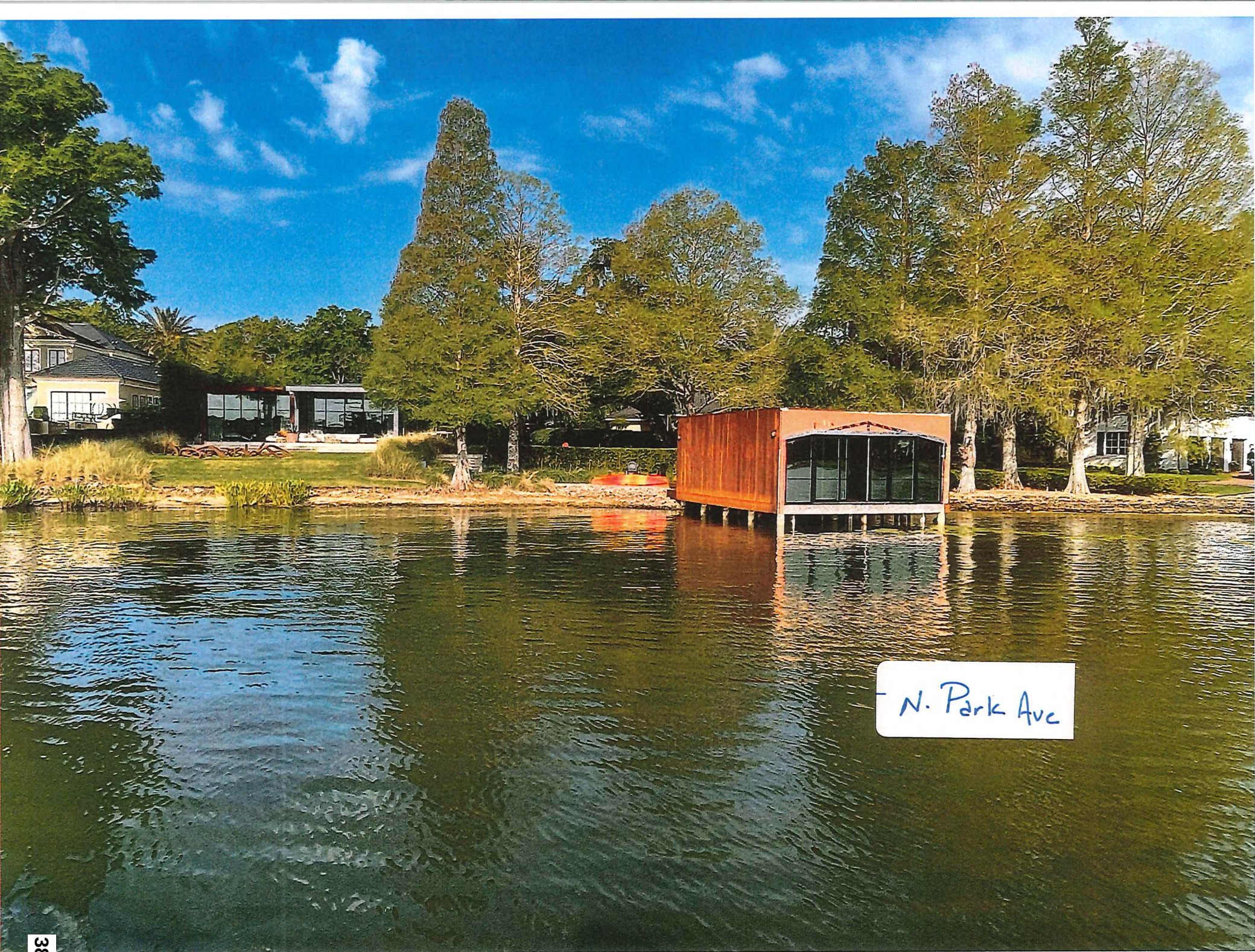
Existing Boat Dock



1212 N Park Ave.

Winter Park

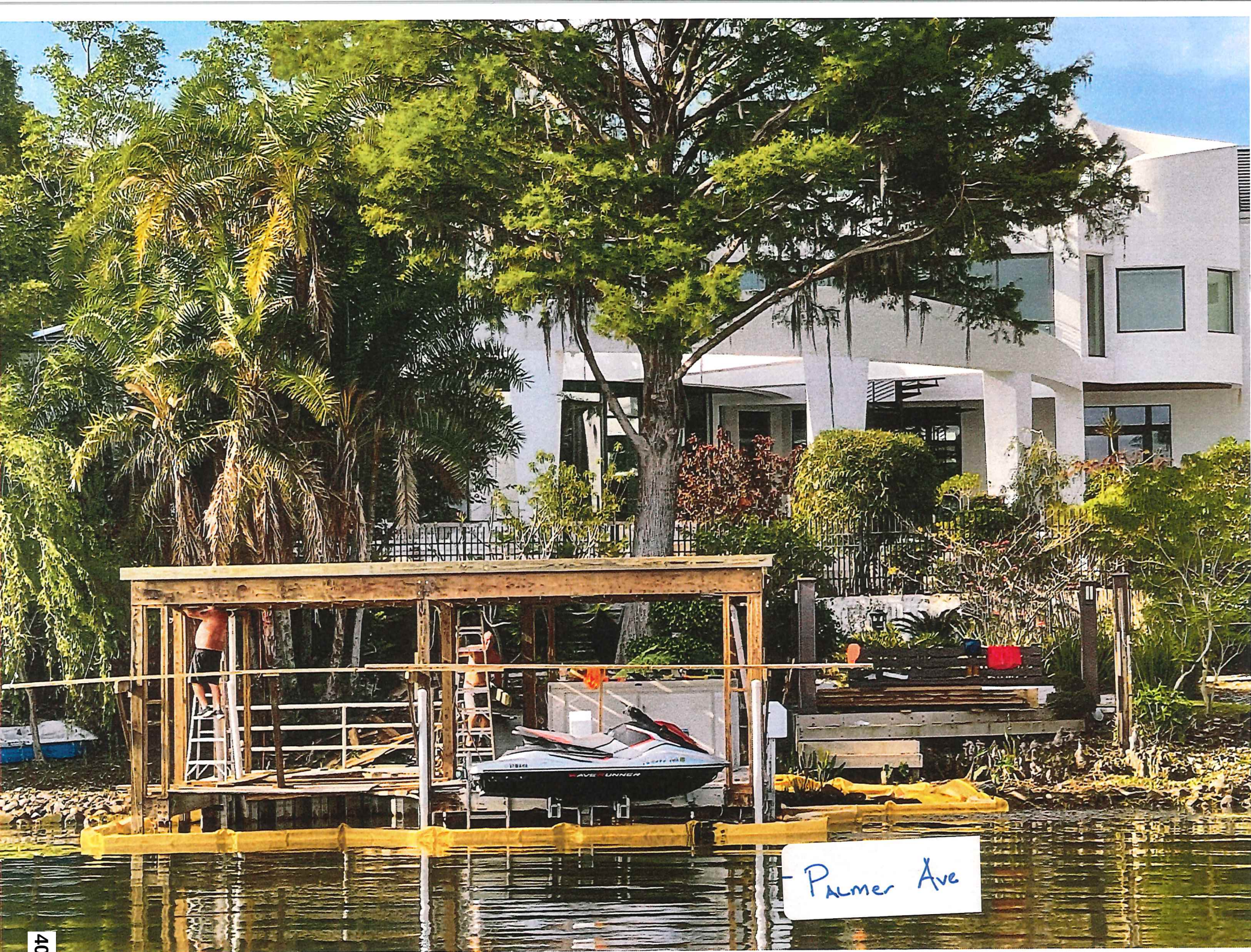
14 homes in Winter Park on
Lake Maitland with Flat roof
decks

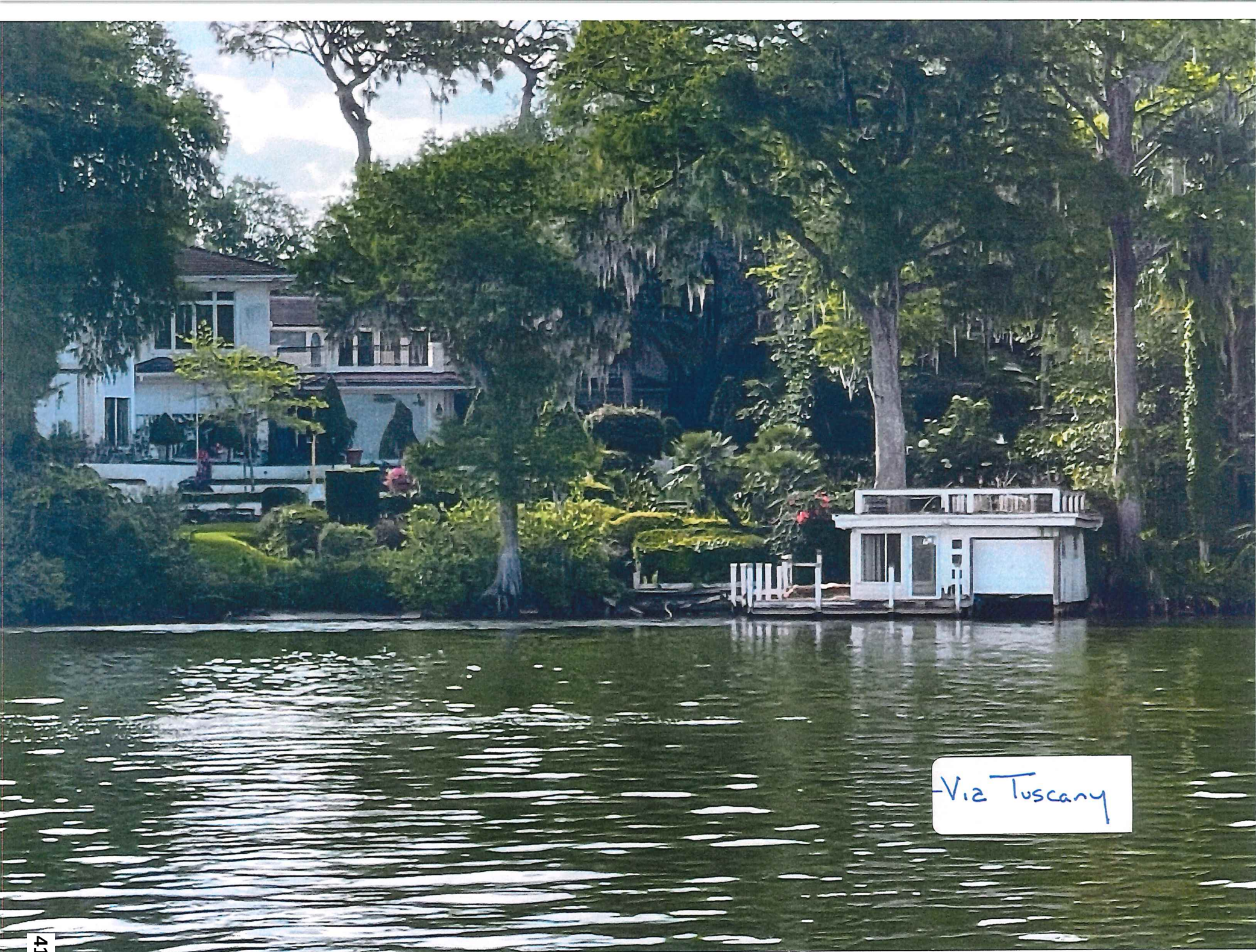


N. Park Ave



- N. Park Ave





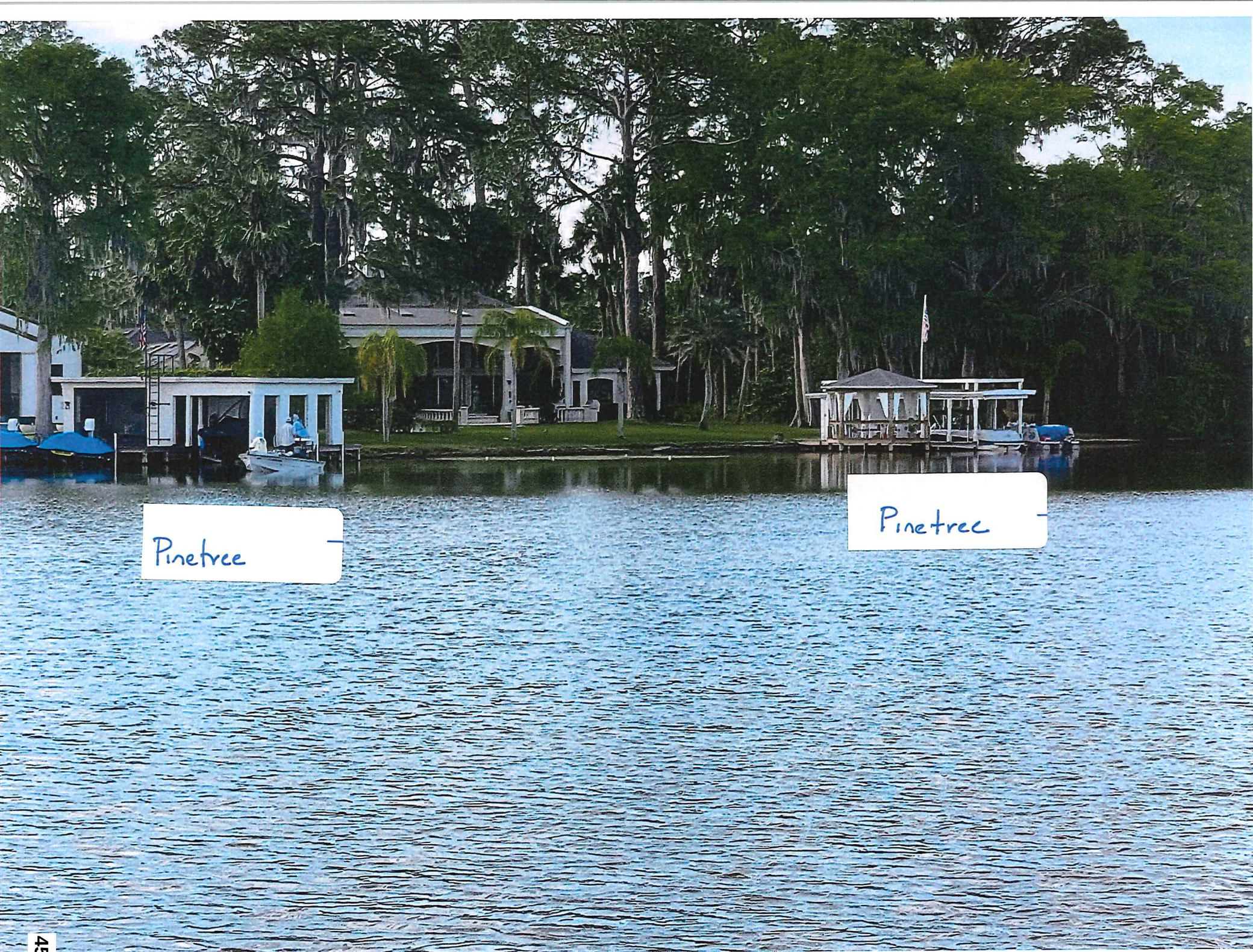


Viz Lugano



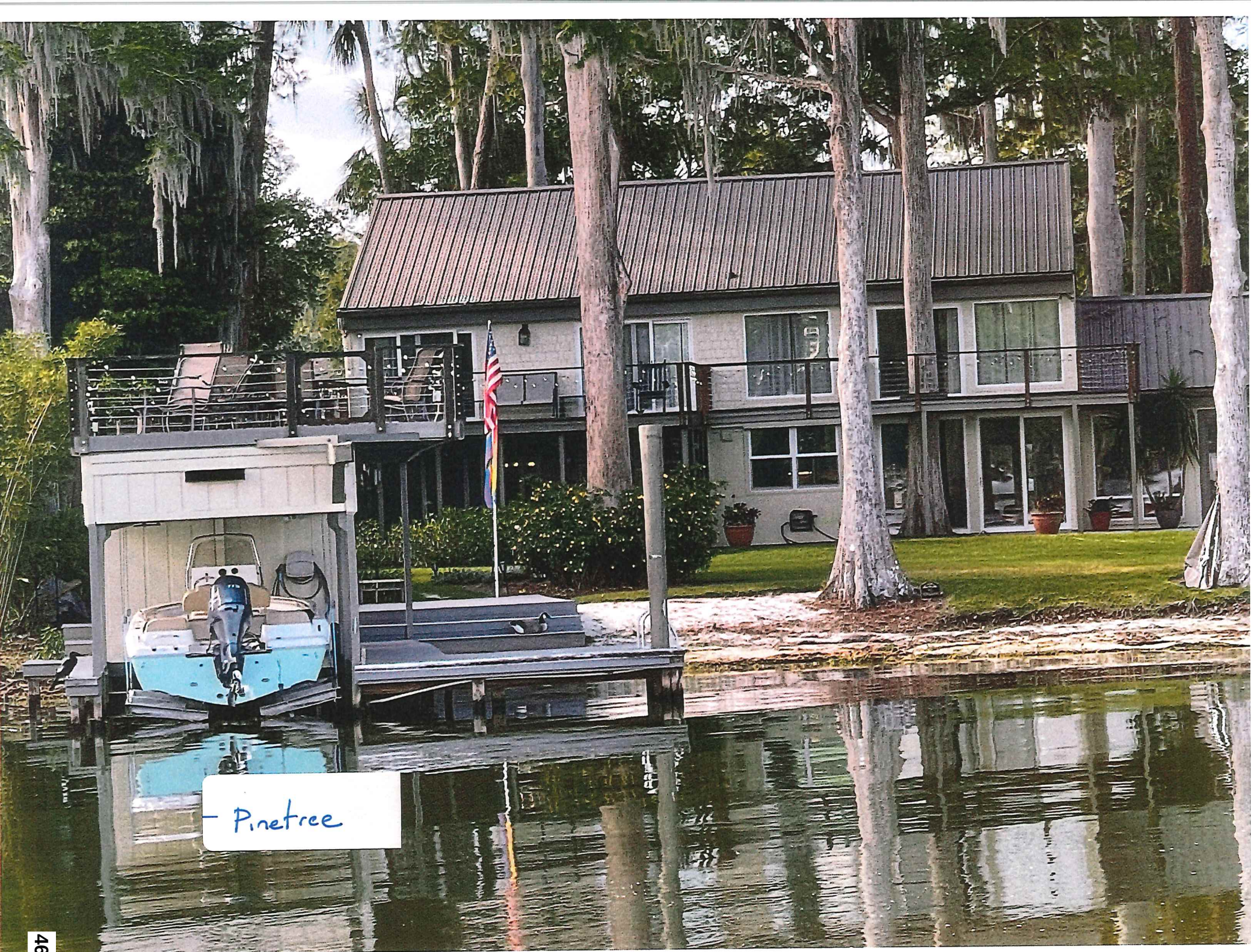


- Isle of Sicily



Pinetree

Pinetree



- Pinetree









- New York



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 16, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2023-0012. Request of Sheila Cichra with Streamline Permitting, Inc.

item list

Request of Sheila Cichra with Streamline Permitting, Inc., on behalf of Rollins College, for variance approval from Section 58-87 subsections (c)(2) and (c)(4), to allow a dock length of 45-feet in lieu of the maximum dock length of 30-feet and a dock area of 2,424 square feet in lieu of the maximum dock area of 600 square feet, in conjunction with the proposed boat dock to store additional sailboats at 1000 Holt Avenue, zoned PQP.

The applicant's full application and stated hardship are provided in the "Applicant Energov Submittal" attachment below.

motion / recommendation

Staff recommendation is for approval of the variance requested.

background

The applicant, Sheila Cichra with Streamline Permitting, Inc., on behalf of Rollins College, is requesting variance approval from Section 58-87(c)(2) and (c)(4) in order to construct a new dock requiring a dock length of 45-feet in lieu of the maximum 30-feet and dock area of 2,424 square feet in lieu of the maximum 600 square feet, located at 1000 Holt Avenue. The property is zoned PQP. The new 2,424 square foot dock provides a total dock area for all of Rollins College of 5,593 square feet.

The applicant previously received approval of a request to construct a 2,160 square foot dock in lieu of the maximum 600 square feet with a similar dock length of 45-feet in lieu of the required 30-feet at the March 14th Lakes and Waterways Board regular meeting and the March 21st Board of Adjustment regular meeting. This new request is largely the same, except the larger dock area is to accommodate Rollins' two remaining sailboats, for a total of 18 vessels. This new request is scheduled for the June 13th Lakes and

Waterways Board regular meeting.

Variance Review Criteria:

Special Conditions and Circumstances

In order for a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure or building involved and are not applicable to other land, structures, or buildings in the same zoning district.

The applicant is seeking this variance request in order to expand the existing dock space at Rollins College for the College's expanding sailing club. The proposed size is the minimum square footage required for the total fleet of 18 sailboats. The code requirements were designed largely for permitting docks in residential zoning districts instead of large commercial properties. Rollins College is also the only waterfront educational facility within the city that provides a sailing club that requires such an extensive fleet and subsequent need for storage.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

Under Section 58-87(c)(2), the maximum total dock area is 600 square feet. The proposed 2,424 square foot dock is impossible under this provision because Rollins College's existing boat docks and boathouses already exceed this number. Further, the addition itself also exceeds this number.

Under Section 58-87(c)(4), the maximum dock length is 30-feet. The required square footage would not be achievable unless the requested 45-foot dock length is also permitted.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the applicant.

As stated, the provisions largely relate to residential properties instead of commercial properties. The result is that institutions such as Rollins College are drastically limited in the amount of dock square footage possible. This creates complications when a use such as a sailing club requires much more space than the standard residential dock would

allow. The additional square footage beyond that of the previous request is the minimum size necessary to adequately store the whole 18-vessel fleet in one space.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Because Rollins College is the only entity of its kind within the city, and because its demand requires much more room than the residentially-based code provides, staff does not believe that granting this request would confer onto the applicant any special privilege denied to other lands, structures, or buildings in the same zoning district.

Summary

Staff believes that the applicant meets the four criteria required to grant the variance requested.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1000 Holt Ave - Area Map.pdf](#)

ATTACHMENTS:

[1000 Holt Ave - Aerial Map.pdf](#)

ATTACHMENTS:

[1000 Holt Ave - Plans.pdf](#)

ATTACHMENTS:

[1000 Holt Ave - Shoreline Plan View.pdf](#)

ATTACHMENTS:

[1000 Holt Ave - Applicant Energov Submittal.pdf](#)

ATTACHMENTS:

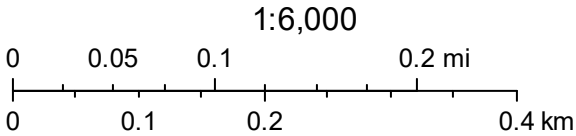
FDEP Letter from Applicant.pdf

1000 Holt Ave - Area Map



5/10/2023, 9:19:19 AM

Parcels Orange

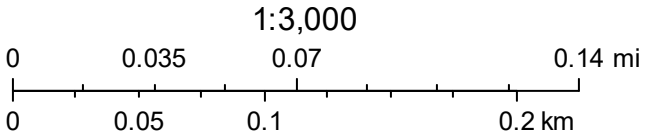


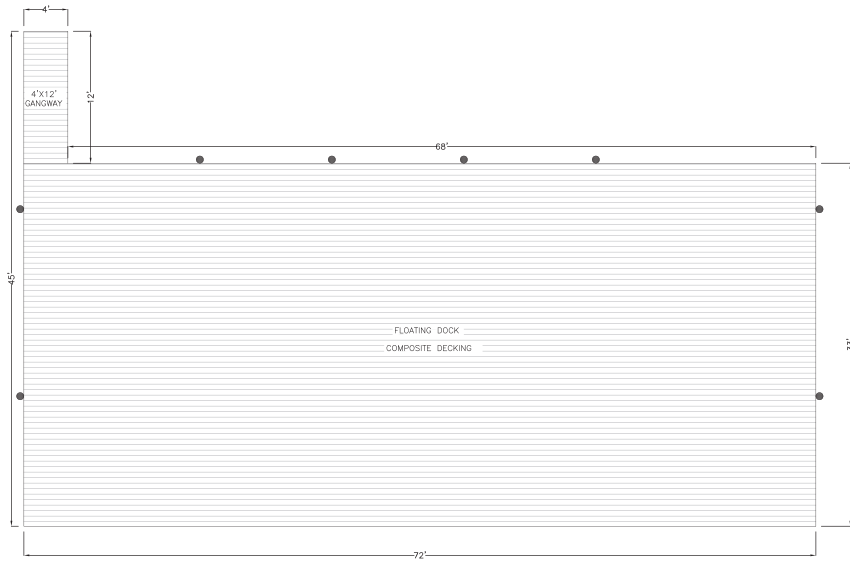
1000 Holt Ave - Aerial Map



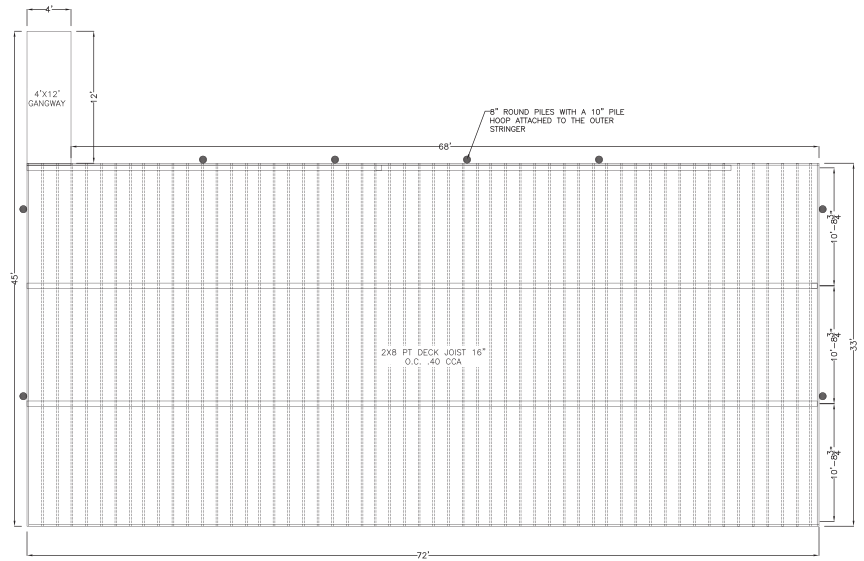
5/10/2023, 9:18:12 AM

Parcels Orange





PLAN VIEW
SCALE = 3/16"=1'

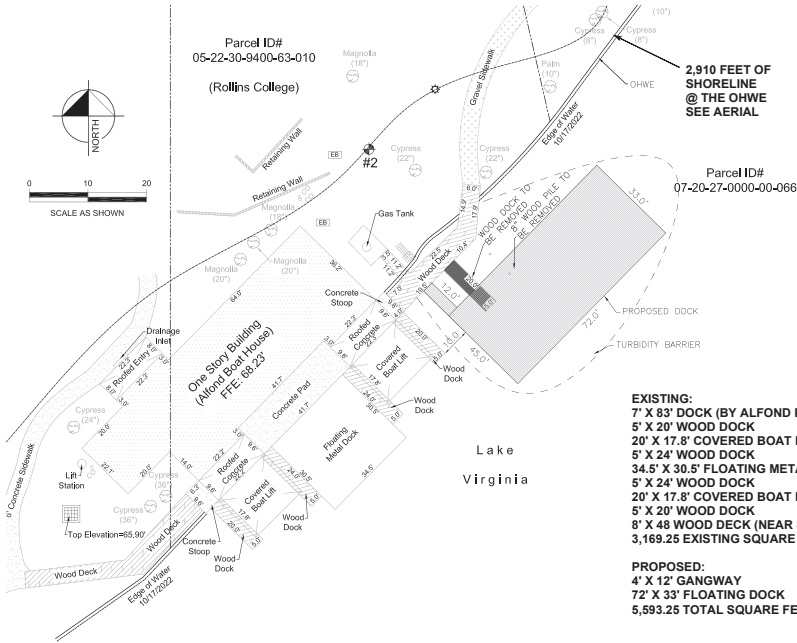


FRAMING PLAN
SCALE = 3/16"=1'

*3/8\"/>

*3/8\"/>

Dock Addition for 1000 Holt Ave. Winter Park, FL 32789



EXISTING:
7' X 83' DOCK (BY ALFOND POOL)
5' X 20' WOOD DOCK
20' X 17.8' COVERED BOAT LIFT
5' X 24' WOOD DOCK
34.5' X 30.5' FLOATING METAL DOCK
5' X 24' WOOD DOCK
20' X 17.8' COVERED BOAT LIFT
5' X 20' WOOD DOCK
8' X 48' WOOD DECK (NEAR SHORE)
3,169.25 EXISTING SQUARE FEET

PROPOSED:
4' X 12' GANGWAY
72' X 33' FLOATING DOCK
5,593.25 TOTAL SQUARE FEET

GENERAL:

1. OWNER/BUILDER/CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
2. NOT APPLIED
3. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE- EXISTING 7th EDITION (2020). ADDITION TO COMPLY WITH FLORIDA BUILDING CODE- EXISTING 7th EDITION (2020)
4. OWNER/BUILDER/CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE(S) AND ALL PERSONS DURING CONSTRUCTION. HE/they SHALL SUPERVISE AND DIRECT ALL WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
5. OWNER/BUILDER/CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.
6. EXTERIOR USE OF CEMENT PLASTER (STUCCO) SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 926.

STRUCTURAL LUMBER:

1. SEE TRUSS TABLE FOR ANCHORAGE.
2. GRAVITY LOADS WERE TAKEN INTO ACCOUNT IN DESIGN.
3. ALL STRUCTURAL AND LOAD BEARING LUMBER SHALL HAVE A MINIMUM Fb = 1200 P.S.I.
4. ANY WALLS GREATER THAN 9 FEET HIGH SHALL HAVE NO LESS THAN ONE INTERMEDIATE BRIDGING SPACED NO MORE THAN 72\"/>
5. ALL LOAD BEARING WALLS SHALL HAVE DOUBLE SOUTHERN YELLOW PINE #2 TOP PLATES. SOLE PLATES ON MASONRY SHALL BE SALT SOLUTION PRESSURE TREATED.
6. ALL OTHER BEARING LUMBER SHALL BE No. 2 SOUTHERN YELLOW PINE AND SHALL BE BASED ON MAXIMUM SPANS FOR RAFTERS AND JOISTS

ENGINEERS NOTES

ENGINEER'S REVIEW AND APPROVAL OF TRUSS INFORMATION AND LINTEL INFORMATION IS BASED UPON THE INFORMATION CONTAINED HEREIN. SHOULD THE OWNER OR CONTRACTOR CHANGE TRUSS COMPANIES OR LINTEL COMPANIES, FURTHER REVIEW BY THE BUILDING ENGINEER IS REQUIRED.

GENERAL ROOF LOADING			
	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD DL	20	15	25
TOP CHORD LL	10	10	15
BOTTOM CHORD LL	0	0	0
BOTTOM CHORD DL	10	10	10
TOTAL (PSF)	40	40	50
BOTTOM CHORD LL (OPT)	20		
ATTACH TO LIMITED STORAGE	60		
ATTACH TO RED STORAGE	10		
NOTES: REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN			

GENERAL FLOOR LOADING	
TOP CHORD DL	40 (PSF)
TOP CHORD LL	10 (PSF)
BOTTOM CHORD DL	0 (PSF)

SIDE ELEVATION
SCALE = 3/16"=1'

AREA SUMMARY
DOCK TOTAL: 2,424 SF

DESIGN STATEMENT

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF THE FLORIDA BUILDING CODE (RESIDENTIAL 7th EDITION (2020) AND ASCE 7-16.)

WIND SPEED (V ULTIMATE) 140 MPH
WIND SPEED (V ALLOWABLE) 108 MPH
WIND IMPORTANCE FACTOR I
BUILDING CATEGORY II
EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFF. 1/8
COMPONENTS & CLADDING 23.4 PSF / -39.4 PSF
BUILDING TYPE V

CONSTRUCTION PLAN

FLORIDA

1000 HOLT AVE.
WINTER PARK, FL 32789

CITY OF WINTER PARK

DATE 11/2022
PROJECT NO. 14200-22-110C
SHEET NUMBER

0.2

LOCALS NOTED	REVISIONS	DATE	BY
DESIGNED BY CSJ			
DRAWN BY VND			
CHECKED BY CSJ			
REGISTERED ENGINEER			
CHAO S. LINN, P.E.			
FLORIDA REGISTRATION NUMBER			
57524			
PHONE: 407-252-2433			
email: clinn@csengineering.com			

Proposed Dock Addition Plan View



Rollins
EST. 1885

PROPOSED ADDITION



PLAN SNAPSHOT REPORT BOA-2023-0012 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00
Description: Dock length and square footage variance request

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Harbilas, John

App Date: 04/22/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval
Expire Date:

Parcel: 302205940063010	Main	Address: 1000 Holt Ave Winter Park, FL 32789-4499	Main	Zone:
Owner Leslie Rose 1000 Holt AVE Winter Park, FL		Applicant Sheila Cichra 1002 Fort Mason DR Eustis, FL 32726 Home: (352) 602-7766 Business: (407) 450-4241 Mobile: (407) 450-4241		

Plan Custom Fields

Zoning	PQP	Section	58.87	Subsection	c (2) and (3)
Is the property on waterfront?	Yes	Is this property on historic registry or district?	Yes	Describe variance	Requesting a length of 45' in lieu of the 30' max allowed and a total square footage of 5,593.25 in lieu of the 600 square foot allowed by code.
How long have you owned the property?	123 years	How long have you occupied the property?	123 years	Special Condition	The code was designed for permitting docks on single family parcels, not large commercial parcels. The proposed dock is not for a single family residence. It is for a college sailing club.
Rights/Priv	Many other large commercial waterfront parcels have oversized docks built after obtaining a variance for length and square footage.	Hardship	The hardship is that the current dock ordinance was written primarily for single family residence parcels and has no separate criteria for large commercial parcels.	Limited Variance	The size of the proposed dock has already been reduced dramatically. The proposed size is the minimum required to store the 16 remaining sailboats.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Gmail - DEP Minor Mod 0429240002EM.pdf	04/22/2023 11:21	Cichra, Sheila		Uploaded via CSS
Revised Plans and Site Plan.pdf	04/22/2023 11:21	Cichra, Sheila		Uploaded via CSS
Shoreline Photo.pdf	04/22/2023 11:21	Cichra, Sheila		Uploaded via CSS
Signature_Sheila_Cichra_4/22/2023.jpg	04/22/2023 11:21	Cichra, Sheila		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00035637	Commercial/Multi-Family Variance Application Fee	\$400.00	\$400.00
Total for Invoice INV-00035637		\$400.00	\$400.00
Grand Total for Plan		\$400.00	\$400.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	04/22/2023	04/24/2023		No	No

PLAN SNAPSHOT REPORT (BOA-2023-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	04/22/2023	04/24/2023	04/27/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Board of Adjustments Review v.1	Receive Submittal	04/22/2023	0:00
Issue Invoice v.1	Generic Action		
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



Sheila Cichra <sheilacichra@gmail.com>

DEP Minor Modification Approved (0429240-001)

1 message

no-reply@dep.state.fl.us <no-reply@dep.state.fl.us>

Mon, Apr 10, 2023 at 1:07 PM

To: sheilacichra@gmail.com

Cc: dep_cd@dep.state.fl.us, Imirio.Perez@floridadep.gov

**FLORIDA DEPARTMENT OF
Environmental Protection****Ron DeSantis**

Governor

Jeanette Nuñez

Lt. Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400**Shawn Hamilton**

Secretary

NOTICE OF PERMIT

PERMIT MODIFICATION ISSUED

In the matter of the requested Permit Application Modification of:

0429240-001

EM

Modified Permit No: 0429240002EM

Alfond Boathouse Sailboat Dock

1000 HOLT AVE

WINTER PARK, FL 32789

County: Orange

Your request to modify the above referenced permit has been received and reviewed by Department staff.

The proposed permit modification(s):

Minor Modification/Administrative Correction

Adding storage for 2 more sailboats.

Since the proposed modification(s) are not expected to result in any adverse environmental impact and water quality degradation, the permit is hereby modified as requested. This letter does not alter the permit other than as described above. This letter and referenced enclosures must be attached to the original permit.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- a. The name and address of each agency affected and each agency's file or identification number, if known;
- b. The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- c. A statement of when and how the petitioner received notice of the agency decision;
- d. A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- e. A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- f. A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and;
- g. A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action;

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at [3900 Commonwealth Boulevard](#), Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at [3900 Commonwealth Boulevard](#), Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, [3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000](#)) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Enclosures:

All supporting documentation can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/0429240002/permit>

This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this permit.

CERTIFICATE OF SERVICE

Enterprise Self-Service Authorization System (ESSA) hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Sheila Cichra

Imirio Perez

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S.

ESSA

Clerk

04/10/2023

Date



 **noname**
50K



Board of Adjustments

agenda item

item type	Staff Updates	meeting date	May 16, 2023
prepared by	Nicholas Lewis	approved by	John Harbilas, Allison McGillis
board approval	Completed		
strategic objective			

subject

Update on dock variance authority and variance extension ordinances.

motion / recommendation

background

alternatives / other considerations

fiscal impact



Board of Adjustments

agenda item

item type	Staff Updates	meeting date	May 16, 2023
prepared by	Nicholas Lewis	approved by	John Harbilas, Allison McGillis
board approval	Completed		
strategic objective			

subject

Board Orientation - May 22nd at 6:30pm in the Commission Chambers

motion / recommendation

background

alternatives / other considerations

fiscal impact