



## APPLICATION FOR VARIANCE – BOAT DOCKS

Reference: City of Edgewood Code of Ordinances, Section 126-588

**REQUIRED FEE: \$350 RESIDENTIAL    \$750 COMMERCIAL**  
**(Plus Applicable Pass-Through Fees - Ordinance 2013-01)**

Please note this fee is non-refundable

<b>Office Use Only:</b>		Variance Application #:	2023-01
Received Date:	3/13/2023	Received by:	Brett Sollazzo
P&Z Meeting Date:	4/10/2023	City Council Meeting Date:	5/16/2023

**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Sheila Cichra	Owner's Name:	Kevin McElroy
Address:	1002 Fort Mason Dr, Eustis, FL 32726	Address:	485 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(321) 377-4008
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	Kevin@Performance1gmail.com
Legal Description:	MANDALAY SHORES 3/37 LOT 3		
Zoned:	R-1AA		
Location:	485 Mandalay Road - in rear of sfr		
Tract Size:	.35 acres		
City section of the Zoning Code from which Variance is requested:	Chapter 14, Sec. 14-11 Dock Construction, (b), (2)		
Request:	to allow a dock to be constructed such that it projects across 28.88% of a canal in lieu of the 25% allowed by code		
Existing on Site:	an sfr, a seawall and a boat dock		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property.  
**Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.**



**The planning and zoning board shall hear and make a recommendation to the city council on any application for variance. To recommend to the city council such variance, the following factors shall be considered:**

- a. Average length of other docks in the surrounding 300-foot area;
- b. The reasonable use of the property by the owner;
- c. The effects the dock will have on navigation and safety of boaters;
- d. The overall general welfare of the neighborhood;
- e. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant;
- f. The effect of the proposed variance on abutting shoreline property owners;
- g. Whether the granting of the variance would be contrary to the intent and purpose and this article; and
- h. A variance may be granted if it is necessary to reach a water depth suitable for boating, but in no event shall a dock be extended in length beyond where the water depth will exceed five feet as measured from the normal high water elevation.

**Applicant must agree that:**


1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.

<b>AGREE:</b>	✓	<b>DISAGREE:</b>	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

<b>AGREE:</b>	✓	<b>DISAGREE:</b>	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	March 10, 2023
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto:sriffle@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.



## APPLICATION FOR BOAT DOCK

Reference: City of Edgewood Code of Ordinances, Section 14-11  
**REQUIRED FEE: \$350 and \$1,000 Deposit Towards Pass-Through Fees**  
**(Pass-Through Fees - Ordinance 2013-01)**  
 Please note this fee is non-refundable

**IMPORTANT:**

1. A COMPLETE application with all required attachments and three (3 copies must be submitted to the City Clerk's office. **An application is considered complete based upon the City Engineer's determination and when the fee is paid at Edgewood City Hall.**
2. Applications that are deemed incomplete and/or unaccompanied by fees will be deferred to the next posted deadline date.
3. **Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.**
4. In the event that the application goes before Planning and Zoning or City Council, **the application will not be considered unless the applicant or representative is in attendance.** The applicant is advised that the individual board and council members can only be addressed during board proceedings.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Sheila Cichra	Owner's Name:	Kevin McElroy
Address:	1002 Fort Mason Dr, Eustis 32726	Address:	485 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(321) 377-4008
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	Kevin@Performance1Electrical.com
Name of Lake or Body of Water:	Malaya Waterway	NHWE:	85.85 (NAVD88)
Parcel ID/Legal Description:	13-23-29-5489-00-030		

**Names and addresses of adjoining property owners:**

Notarized consent forms shall be provided from adjoining property owners if the side setback is less than 15 feet.

1. E - Chris Dawson 495 Mandalay Road, Orlando, FL 32809
2. W - James McClellan and Marion Rayburn 475 Mandalay Road, Orlando, FL 32809
3. NE - Caesar and Priscila Villarica 442 Harbor Oaks Pointe Drive North, Orlando, FL 32809
4. NW - David Smyth 438 Harbor Oaks Pointe Drive North, Orlando, FL 32809

5.

6.

7.

1. Exact distance of setbacks from adjacent property lines:

<b>A. (side)</b> Sec. 14-11(b)(1)	31'	<b>B. (side)</b> Sec. 14-11(b)(1)	31'	<b>C. (Rear)</b>	
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2. Brief description of work to be done (dock and site plans must be attached):

16' x 60' boathouse

3. Electric power to dock:

Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
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4. Total area of structure: Sec. 14-11(b)(5)

984	Square feet
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5. Length extending lakeward from NHWE shoreline: Sec. 14-11(b)(2)

16	Feet
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6. Depth of water **on date of application** at end of proposed dock:

4'
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7. Height of structure above NHWE contour: Sec. 14-11(b)(4)

13	Feet
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8. Is width of water body less than 200 feet?

Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
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9. If yes, width of water body (from the NHWL) at proposed dock:

55.4	Feet
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10. Type of materials to be used:

P.T. Pine pilings and framing, Composite decking and shingle roof


I have complied with all requirements and procedures and proclaim this application to be complete. I understand that an incomplete application will be deferred to the next posted deadline date.

I also understand that following the administrative approval by the City Council (when applicable), an approved building permit from the Orange County Building Department is required before any construction shall commence.

The application fees are established by the City Council. The application fee does not, in any way, ensure the applicant a favorable decision. All applications will be reviewed on the merits of the request alone, regardless of the application fee. All fees are nonrefundable.

Following approval from the City Engineer and the City Council (when applicable), the following must be submitted for zoning stamp approval from the City of Edgewood

- a. Completed building permit application
- b. Recorded notice of commencement
- c. Proof of contractor's worker's compensation, naming the City of Edgewood as certificate holder

Applicant's Signature:		Date:	March 10, 2023
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

**Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.**

### BOAT DOCK APPLICATION PROCESS

1. Submit application with:  
Three (3) site plans **AND** Three (3) sets of engineered construction plans (note: plans will be retained by City Hall and consultants)
2. Application will be forwarded to the City Engineer
3. If a variance from the provisions is requested or required, the City Engineer is not authorized to approve the application.
4. Notices will be mailed to the neighboring property owners who have a legal interest in the shoreline within 300' of the property via mail
5. Written comments from neighboring property owners are due within 15 calendar days after mailing.
6. If **NO** written objections are received, it shall be deemed that property owners have given consent and have waived their right to object to the construction to the dock. The application is then approved based on recommendation by the City Engineer 15 calendar days from the date notices are sent as long as the application is complete in all other aspects.

7. If one written objection is received, or if the City Engineer believes the application should be approved by City Council, the Council will consider the application during a regularly scheduled council meeting with:
8. **Additional site plans and engineered construction plans with quantify specified by City Clerk's office.** When City Council must decide the application, it shall approve, deny or approve with conditions taking into consideration comments or objections from all parties who were previously notified and staff's review of the proposed boat dock.
9. Copies of City Council's decision shall be sent to the applicant and those who filed written objections with the date of the decision.
10. If **NO** objections have been filed and City Council approves the application, the application will be effective immediately.
11. Following City Council's action and within 15 days, applicant or parties who have submitted written objections may submit written Notice of Appeal to the City Clerk.
12. If a Notice of Appeal is filed, it shall be heard by City Council during a regular council meeting. Notice of Appeal shall be provided to the applicant and parties who previously objected in writing.
13. During Notice of Appeal hearing, City Council may affirm, reverse or modify their previous decision.
14. If **NO** Notice of Appeal is received, City Council's ruling is final
15. City Council's decision on appeal is final.

### **BOAT DOCK VARIANCE APPLICATION PROCESS**

1. Applicant must apply for a variance to the Edgewood Planning and Zoning Board, simultaneous with the submission of the Boat Dock Application and the required processing fees.
2. When a variance is requested the applicant shall submit to the City Clerk's office **Additional site plans and engineered construction plans with quantify specified by City Clerk's office.**
3. Applications for a variance shall follow the variance procedures as outlined in the Code (See Chapter 126, Section 126-588)
4. Following the approval of a boat dock application, either by the City Engineer or by the City Council, the applicant is also required to obtain a building permit prior to commencing construction.
5. In the event electricity is run to the boat dock, the proper electrical permit must also be obtained by the City of Edgewood.
6. The applicant is responsible for all fees associated with the procurement of necessary permits.
7. Approval of a boat dock permit by the City of Edgewood does not eliminate the applications of any other government requirements or the necessity for required other permits or fees.

Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto:sriffle@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. Please contact City Hall at 407-851-2920 with additional questions.

**Office Use Only:**

<input checked="" type="checkbox"/>	Three (3) Site Plans
<input checked="" type="checkbox"/>	Signed and sealed survey with Normal High Water Elevation (NHWE) as established by Orange County and performed by a Florida Registered Surveyor or mapper
<input checked="" type="checkbox"/>	Three (3) sets of engineered construction plans (signed and sealed)
<input checked="" type="checkbox"/>	Non-refundable application fee of \$350.00 and \$1,000 Deposit Towards Pass Through fee (per Ordinance 2013-01)
<b>Received Date:</b>	3/13/2023
<b>Received By:</b>	Brett Sollazzo
<b>Forwarded To:</b>	Allen Lane- CPH
<b>Notes:</b>	

# AGENT AUTHORIZATION FORM

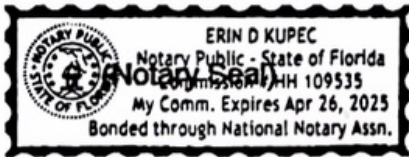
I/WE, (PRINT PROPERTY OWNER NAME) Kevin McElroy II or Allison Coleman, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 485 Mandalay Road, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Sheila Cichra, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, boat dock variance, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 2-13-23 ✓ [Signature] Signature of Property Owner Kevin D. McElroy II Print Name Property Owner  
Date: 2/13/23 [Signature] Signature of Property Owner Allison Coleman Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF \_\_\_\_\_ :

I certify that the foregoing instrument was acknowledged before me this 13 day of Feb, 2023 by Allison Coleman/Kevin McElroy II. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 13<sup>th</sup> day of Feb, in the year 2023.



[Signature]  
Signature of Notary Public /  
Notary Public for the State of Florida  
My Commission Expires: 4/26/2025

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: <u>13-23-29-5489-00-030</u>
LEGAL DESCRIPTION: <u>MANDALAY SHORES 3/37 LOT 3</u>



# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

LOT 3, MANDALAY SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## FLOOD INFORMATION:

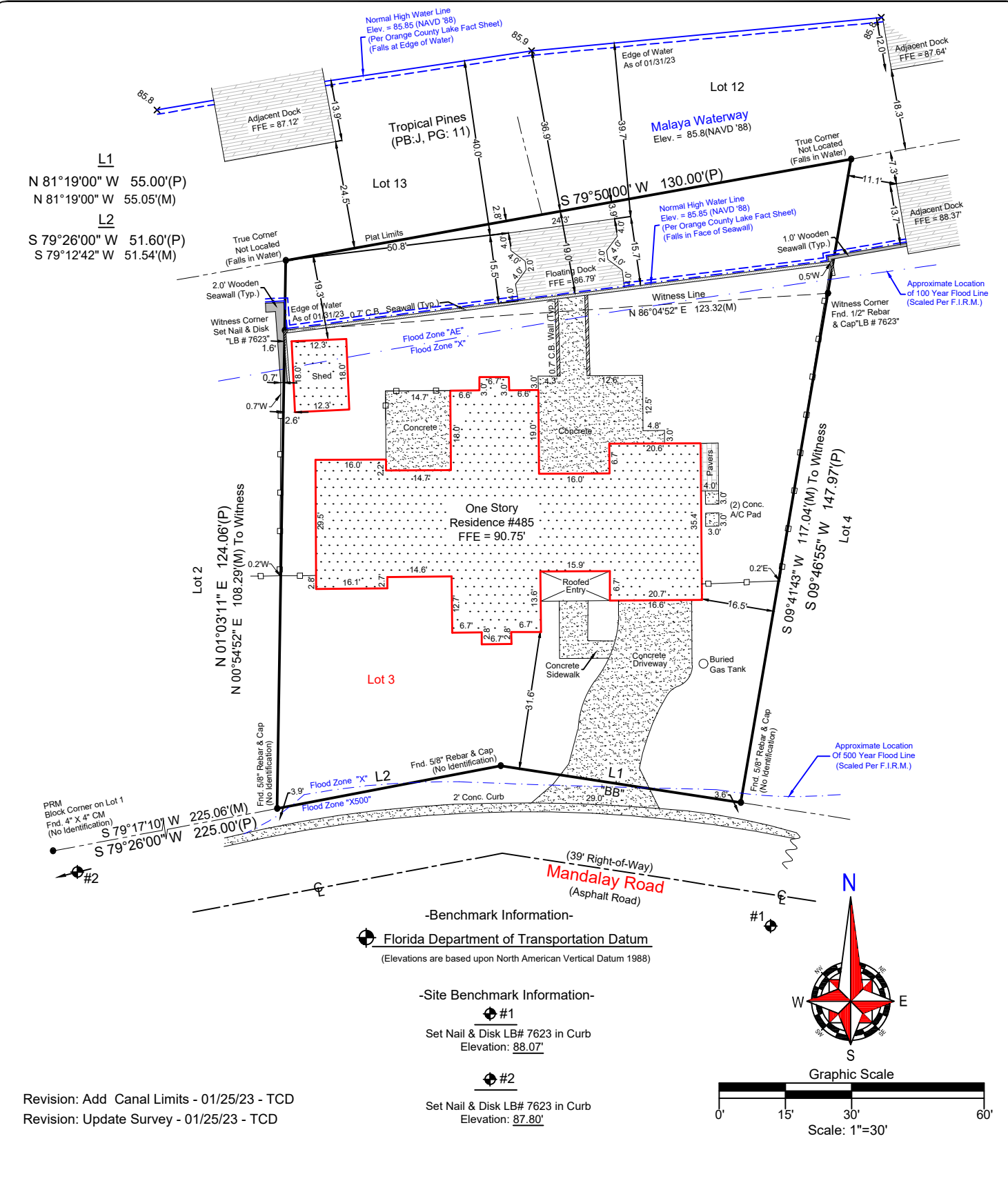
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/AE/X500. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/25/2009.

## CERTIFIED TO:

STREAMLINE PERMITTING



485 MANDALAY ROAD, ORLANDO, FLORIDA 32809



Revision: Add Canal Limits - 01/25/23 - TCD  
Revision: Update Survey - 01/25/23 - TCD

**NOTES**

- >Survey is based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

**POINTS OF INTEREST**

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

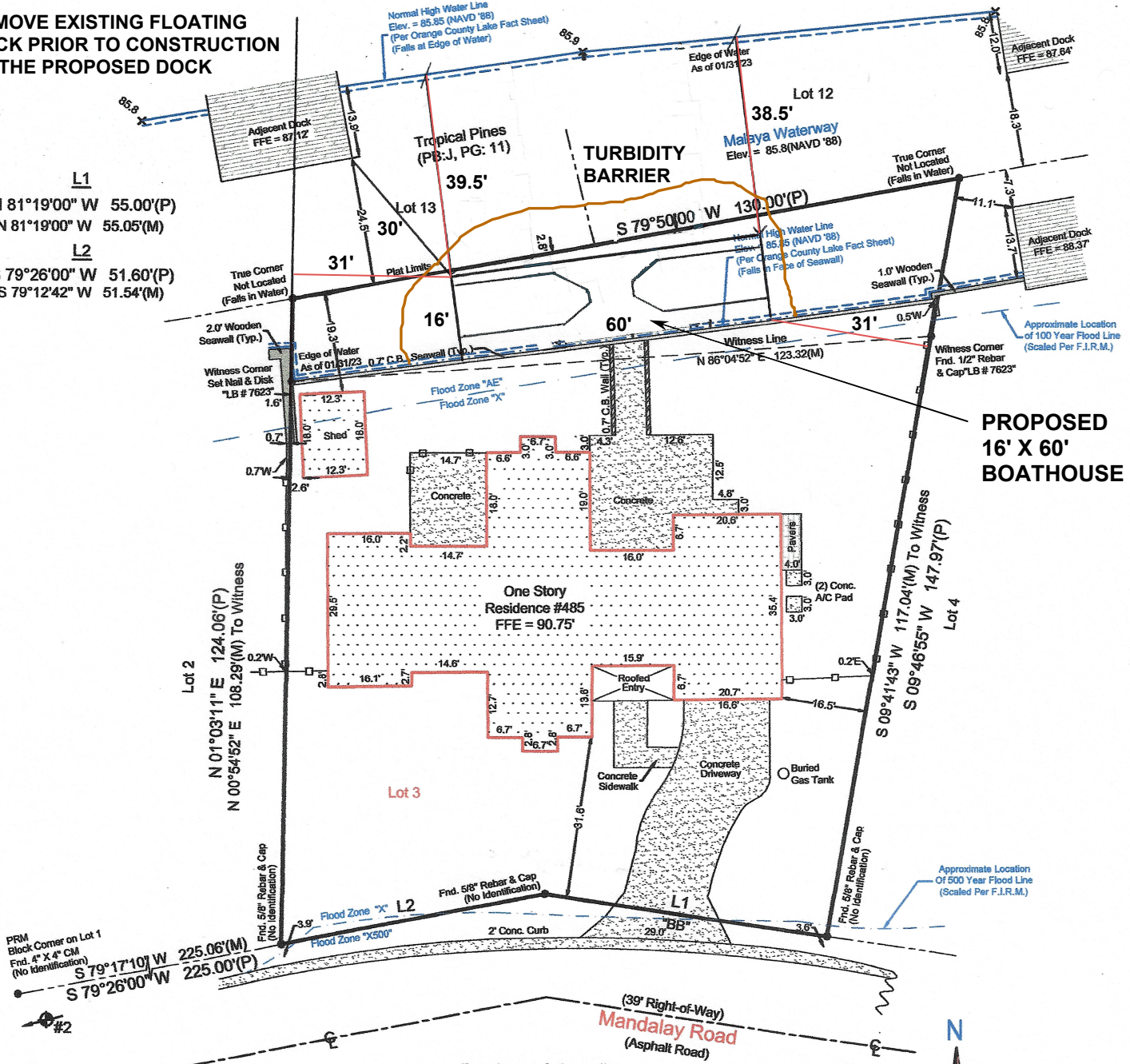
*Patrick K. Ireland*  
Patrick K. Ireland, P.S.M. #6637  
This Survey is intended ONLY for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

**Ireland & Associates Surveying, Inc.**  
800 Currency Circle | Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165

**REMOVE EXISTING FLOATING DOCK PRIOR TO CONSTRUCTION OF THE PROPOSED DOCK**

**L1**  
 N 81°19'00" W 55.00'(P)  
 N 81°19'00" W 55.05'(M)

**L2**  
 S 79°26'00" W 51.60'(P)  
 S 79°12'42" W 51.54'(M)



Revision: Add Canal Limits - 01/25/23 - TCD  
 Revision: Update Survey - 01/25/23 - TCD

**MCELROY BOAT DOCK SITE PLAN**  
**485 MANDALAY ROAD**  
**EDGEWOOD, FL 32809**

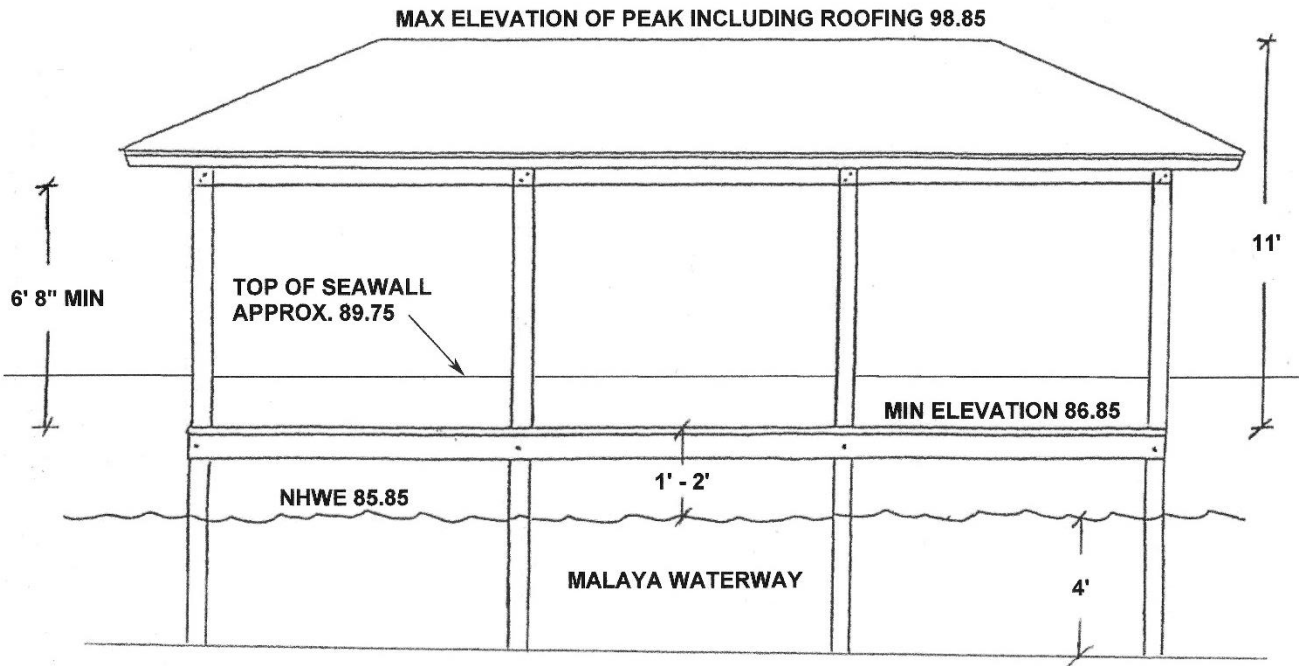
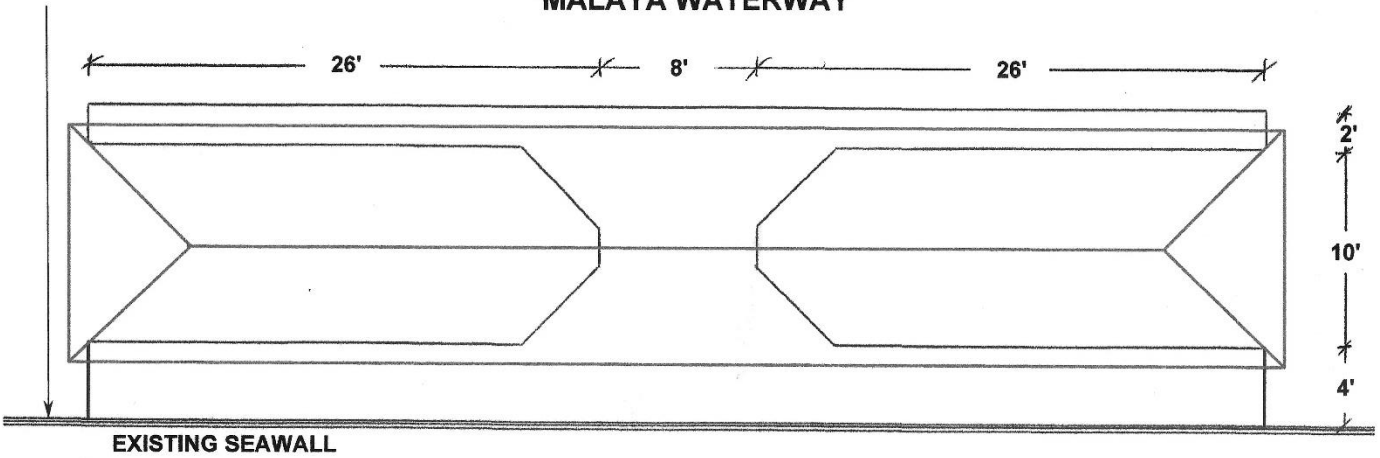
**PROPOSED BOAT DOCK WILL OBSTRUCT 16' OR 28.88% OF THE 55.4' CANAL WIDTH IN LIEU OF THE 25% ALLOWED BY CODE**

# Plan View and Elevation

NHWE 85.85  
FALLS ON  
SEAWALL FACE

16' X 60' BOATHOUSE  
+ 1' X 12' X 2 ROOF O.H.  
984 TOTAL SQ.FT.

MALAYA WATERWAY



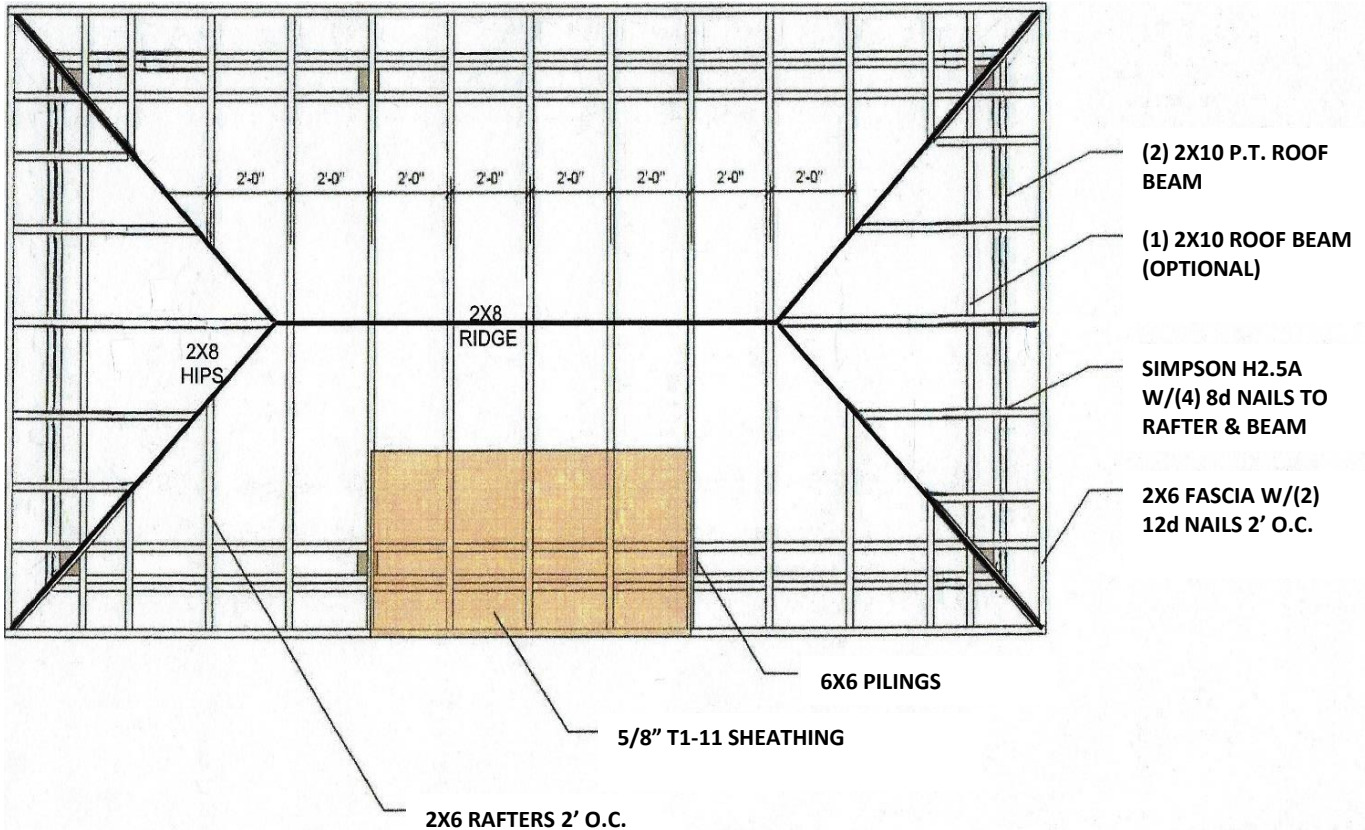
**McElroy**

**485 Mandalay Road, Edgewood**

Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650

# Roof Framing and FBC Specs

ROOF IS 12' x 62' = 744 SQUARE FEET



2 X 6 RAFTERS 2' O.C. W/(3) 10d TOE NAILS TO HIPS & RIDGE  
2 X 8 HIPS, RIDGES & VALLEYS W/(4) 10d TOE NAILS EA END  
2 X 6 COLLAR TIES 4' O.C. W/(4) 10d NAILS EACH END  
2 X 6 FASCIA W/(2) 10d NAILS TO RAFTERS  
(2) 2 X 10 PERIMETER BEAM W/(2) ½" HDG THRU BOLT  
6 X 6 PILINGS 11' O.C. MAX

**THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE 2020 FLORIDA BUILDING CODE, 7<sup>TH</sup> EDITION AND ASCE 7- 16 AND 2017 NATIONAL ELECTRIC CODE.**

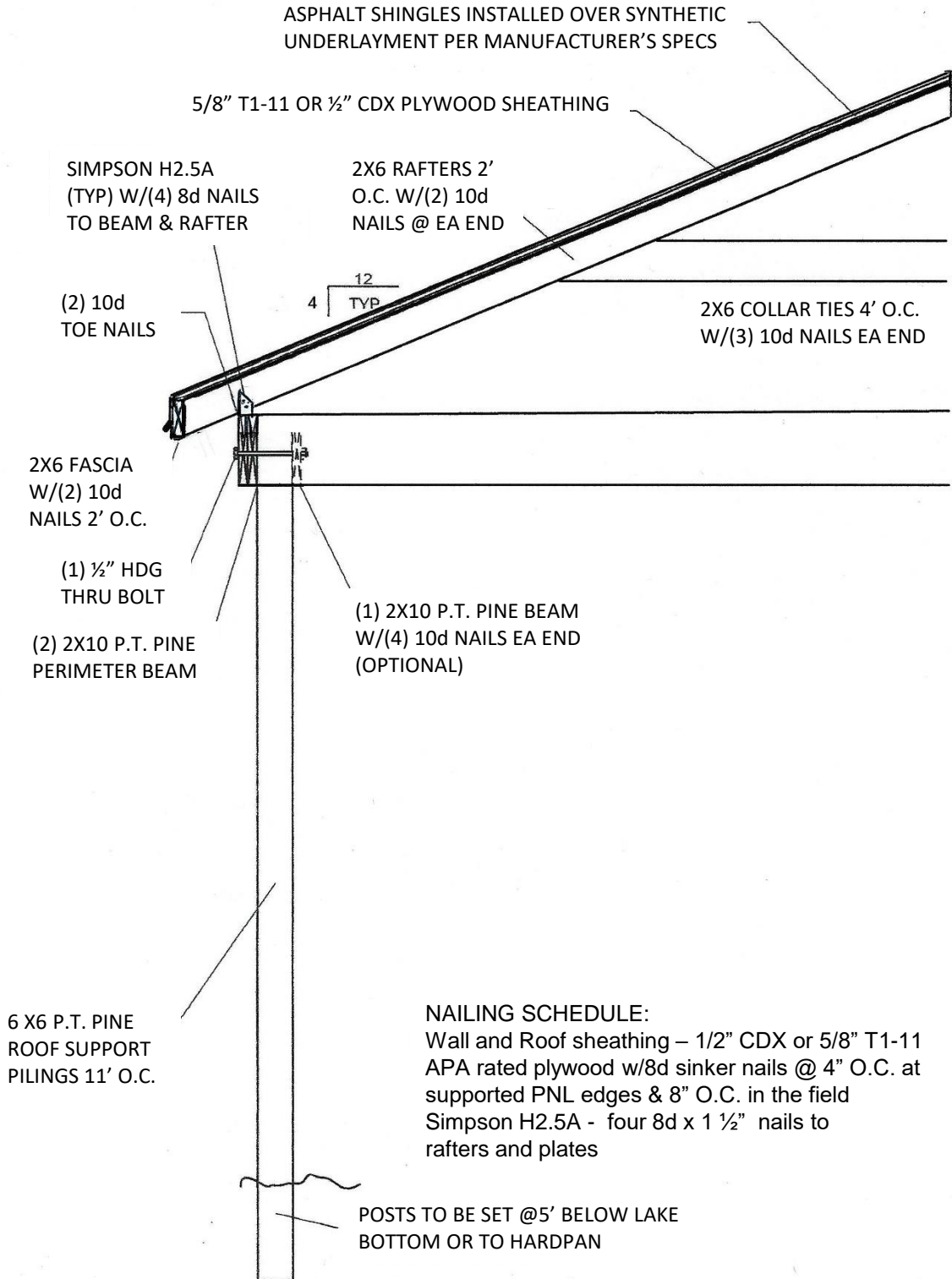
- 1. BASIC WIND SPEED ( $V_{asd}$ ) = 108 MPH, ULTIMATE WIND SPEED ( $V_{ult}$ ) = 140 MPH**
- 2. IMPORTANCE FACTOR:  $I = 1.0$**
- 3. WIND EXPOSURE = CATEGORY D**
- 4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT**

**McElroy**

**485 Mandalay Road, Edgewood**

Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650

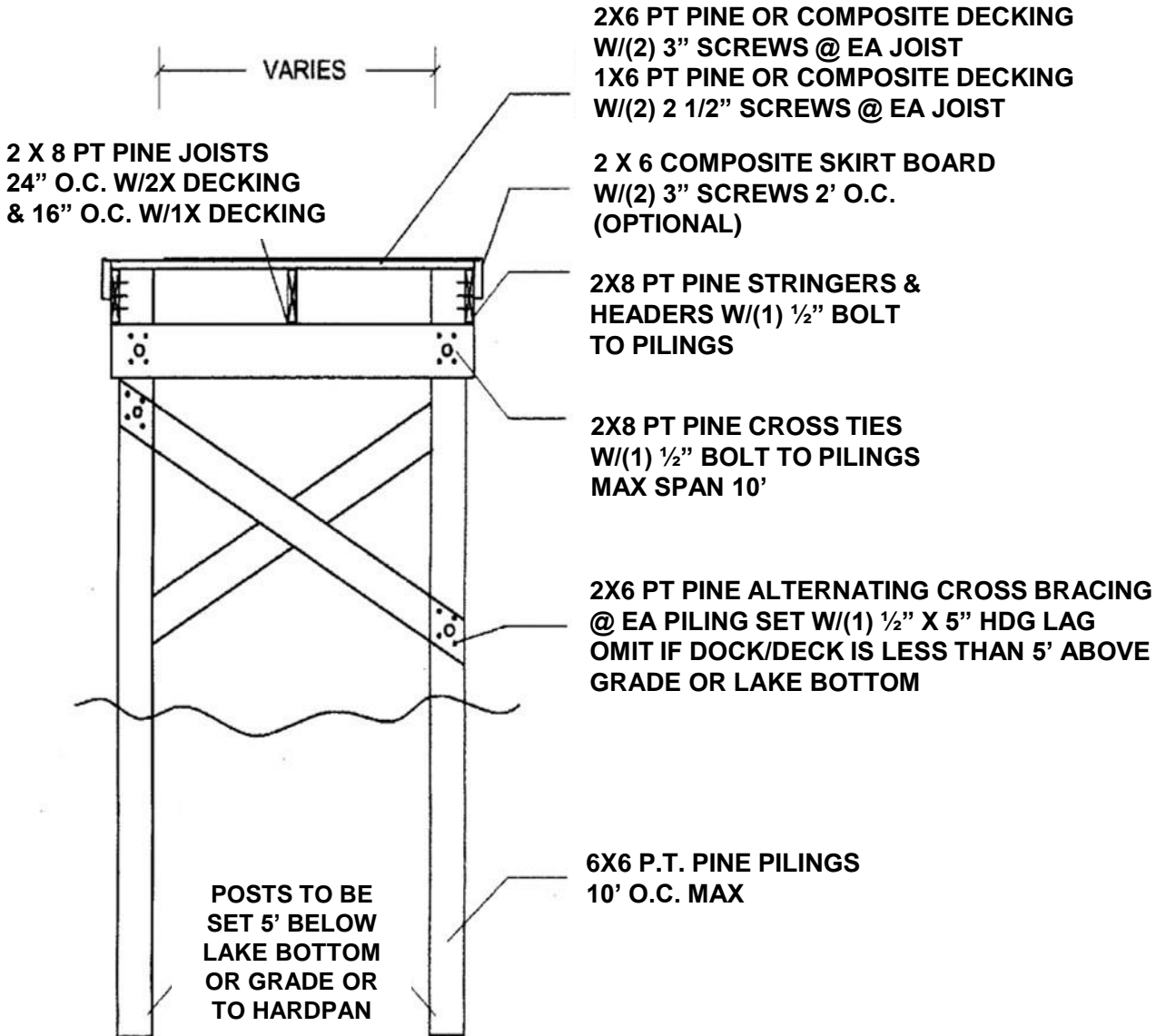
# Roof Cross Section



**McElroy**

**485 Mandalay Road, Edgewood**

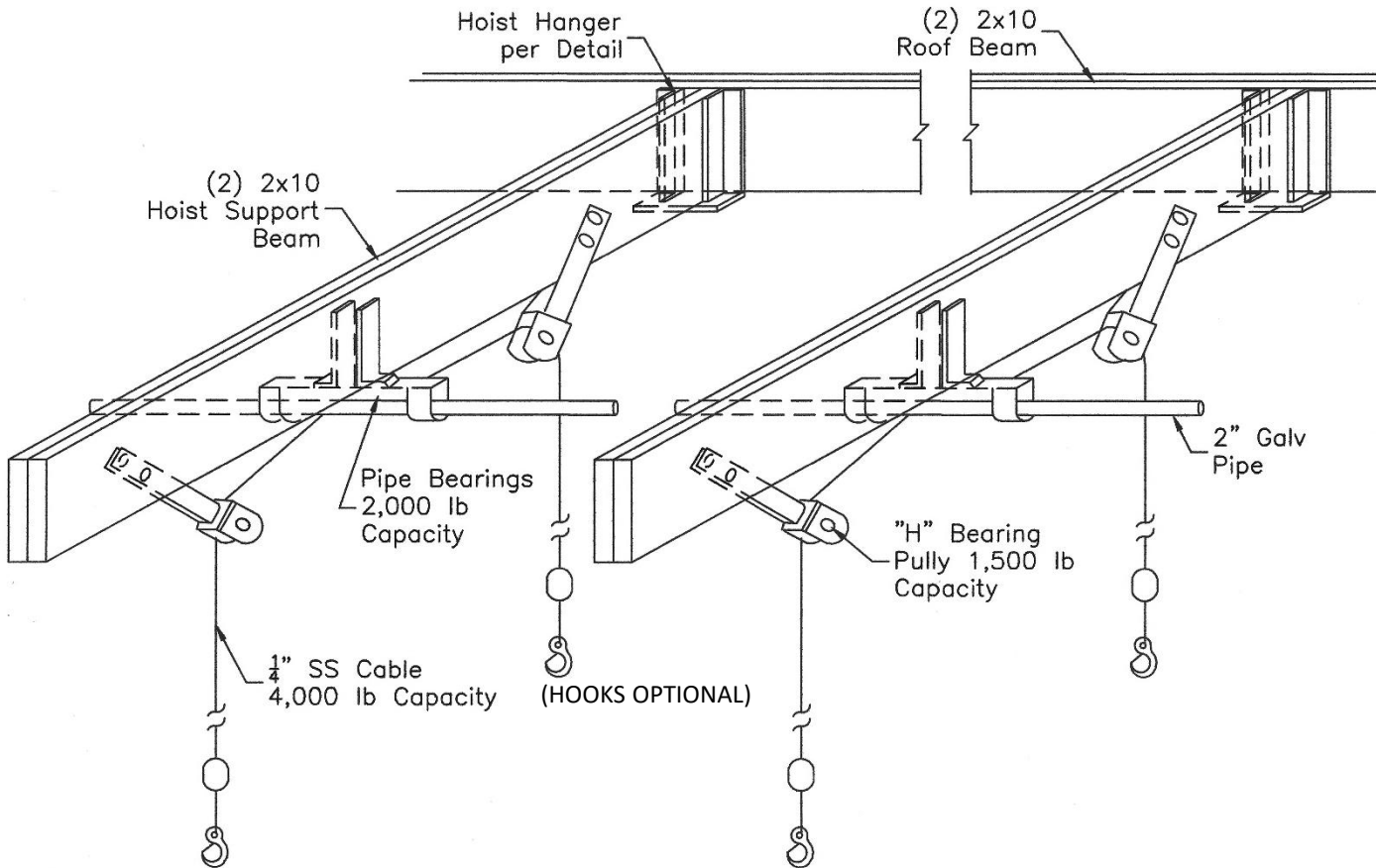
# Dock/Deck Cross Section



**McElroy**

**485 Mandalay Road, Edgewood**

# Hoist Detail



PIPE MAY BE SIDE-MOUNTED, ELIMINATING THE SECOND SET OF "H" BEARINGS

THE BOATHOUSE PERIMETER BEAM IS CAPABLE OF SUPPORTING A 5,000LB CRADLE HOIST KIT

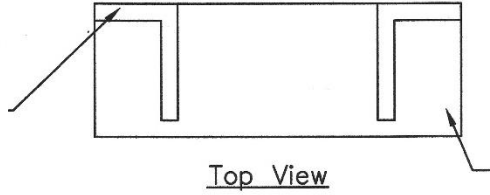
**McElroy**

**485 Mandalay Road, Edgewood**

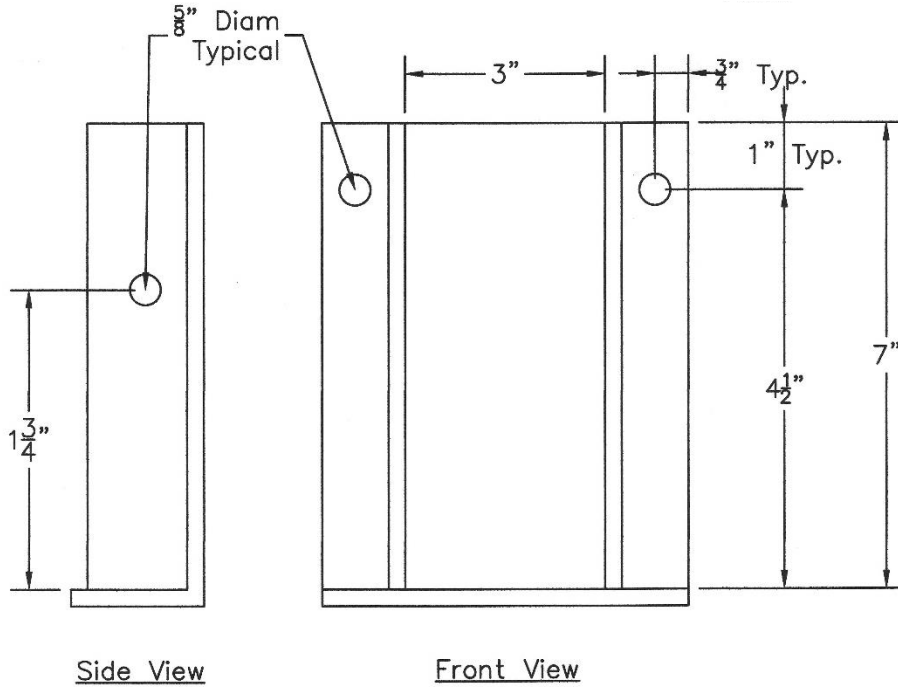
Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650

# Boat Hoist Beam Hanger

1 1/2" x 1/4"  
6061 T6 Alum Plate



2" x 5 1/2" x 1/4"  
6061 T6 Alum Plate



## Hoist Hanger Detail

Note:  
Hanger shall be used for dock  
beam hange or boad lift support anchor with  
1/2" diameter x 8" Gal carriage bolt with Galv  
washer and nut

BEAM HANGERS TO BE USED WHEN HOIST BEAMS ARE HUNG LEVEL WITH PERIMETER BEAM.

ALTERNATIVE: HOIST BEAMS MAY REST ON TOP OF PERIMETER BEAM WITH A MIN LAP OF 3"  
AND (2) 12d TOE NAILS EACH END.

TOP CORNER OF HOIST BEAMS MAY BE TRIMMED TO CLEAR THE SHEATHING.

IT IS NOT NECESSARY THAT THE HOIST BEAMS FALL AT A ROOF SUPPORT PILING.

**McElroy**

**485 Mandalay Road, Edgewood**

**Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650**



# Design Standards

The following are general design standards. More stringent design standards may be noted on the plans.

## **General Requirements:**

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use. A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval. The general contractor and each subcontractor shall verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

## **Structural Aluminum:**

Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.

All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

## **Timber :**

Design in accordance with the National Design specification for wood construction. All graded structural lumber shall be pressure treated and meet the following minimum requirements:

Minimum bending stress = 1250 psi

Young Modulus = 1,600 ksi

Maximum of 15% moisture content

Contractor to use - Southern Yellow Pine No. 2, U.N.O.

Lumber sizes shown are nominal sizes. Lumber shall be furnished in finished sizes meeting the requirement of the American Softwood Lumber Standard.

## **Galvanized Bolts:**

All bolts shall be galvanized be ASTM A36, threaded round stock with a minimum yield stress of 36,000 psi.

## **Design Loads:**

Pursuant to Chapter 16 –Table 1607.1

Deck Live Load: 60 psf

Deck Dead Load: 10 psf

Roof Live Load: 20 psf

Handrail / Guardrails Post: 200 lbs acting horizontally on top of the Post, 42” A.F.F.

Guardrails and handrails : 50 plf at top rail

Guardrail in fill components: 50 psf

Stair L.L. : 100 psf

Components and cladding, design wind pressures + 38psf / -38psf

**McElroy**

**485 Mandalay Road, Edgewood**