Carmen Simeone

10429 Hart Branch Circle
Orlando, Florida 32832
407-467-2848 cell

2 September 2020

Jason Root
Orange County Environmental Protection Division
Environmental Permitting and Compliance

Re: North Shore at Lake Hart Dock Modifications Project
Project Number: BD-20-07-126

Dear Jason,

I wish to formally submit my objection to Orange County Government regarding the above referenced project.

This project has been submitted to Orange County by a rogue group of individuals who do not lawfully represent the homeowners association and are presently ignoring an order issued by the State of Florida's Department of Business and Professional Regulation, which order requires the HOA to conduct elections to replace the rogue individuals and was ordered on May 15, 2020. This matter has been escalated to the Fifth District Court of Appeals and is pending a ruling. As of this date, the rogue individuals have ignored the order by the State and have not conducted the new elections.

This project has never been approved by the homeowners nor were any competitive bids publicly discussed by the rogue board in the presence of the homeowners. Under Florida Statute 720.3055(1), any project that will cost more than 10% of the annual budget requires obtaining competitive bids; and, Florida Statute 720.303(1), states that only pending litigation and personnel matters may be discussed privately by the board. All other matters must be discussed publicly, which this project was not.

It makes sense to a number of the homeowners, that while the State's order is in effect and in force, and for as long as the rogue individuals do not comply with the order, that Orange County not compound the problems of mismanagement that have been alleged and are the basis of the States order, by its granting authority to proceed with a major project that has questionable basis and has no support or approval by the community.

It also seems to be a major departure to the original concept of a viewing platform only, which is what every homeowner agreed to when they purchased their property here. Now the plan seems to indicate that the level of the dock will make it accessible to boats for docking. Our community has gone to major expense to improve security by installing a second level of security gates to prevent unauthorized vehicles from being allowed access to our communities. The original observation deck is completely fenced and is so high above the water that boats and their occupants do not have access to the deck or our community. The new dock, as submitted, could allow any boat traffic on Lake Hart or from Lake Mary Jane to have un-restricted access to our community. This is another reason to encourage input from the community and not approve an un-approved plan submitted by unauthorized individuals.

Orange County should table this item until the State's order is satisfied.

Jason, please acknowledge receipt of this correspondence by so stating its receipt in a return e-mail addressed to Carmen Simeone at crsatmvb@aol.com, and place me on the list for any future mailings or notices regarding this project.

Very truly yours,

Carmen R. Simeone
10429 Hart Branch Circle
Orlando, Florida 32832
407-467-2848 cell

Notice of Application for Variance/Waiver

Commission District #4
Maribel Gomez Cordero, Commissioner
Project Manager:
Jason Root
Email: Jason.Root@ocfl.net
Phone #: (407) 836-1518
Environmental Protection Division:
(407) 836-1400

Planning, Environmental & Development Services / EPD

Project Information

Project Number: BD-20-07-126

Project Name: North Shore at Lake Hart HOA Semi-Private Dock

Applicant: North Shore at Lake Hart Homeowners Association, Inc.

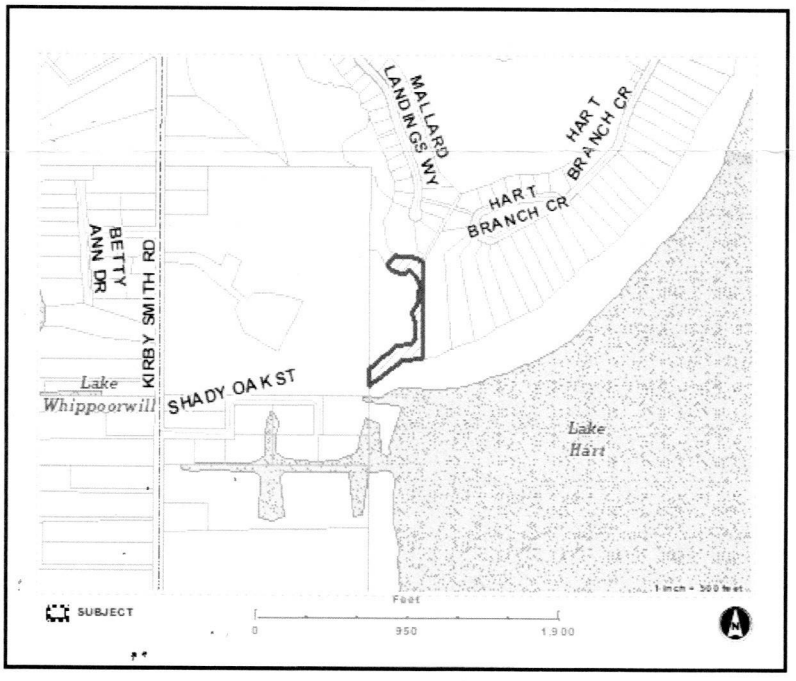
Parcel ID No.: 16-24-31-5131-16-000

Location: 10398 Mallard Landings Way,Orlando FL 32832

Request

A variance to Section 341(a) which states "No permit application shall be submitted unless there is a principal use established on the property." Since this is designated as a Conservation Tract and there is no principal structure on this parcel, a variance is required to obtain a new dock construction permit.

Subject Property Location Map



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The plans can be viewed here:
https://fasttrack.ocfl.net/OnlineServices/Permit_Environmental.aspx or by contacting the project manager

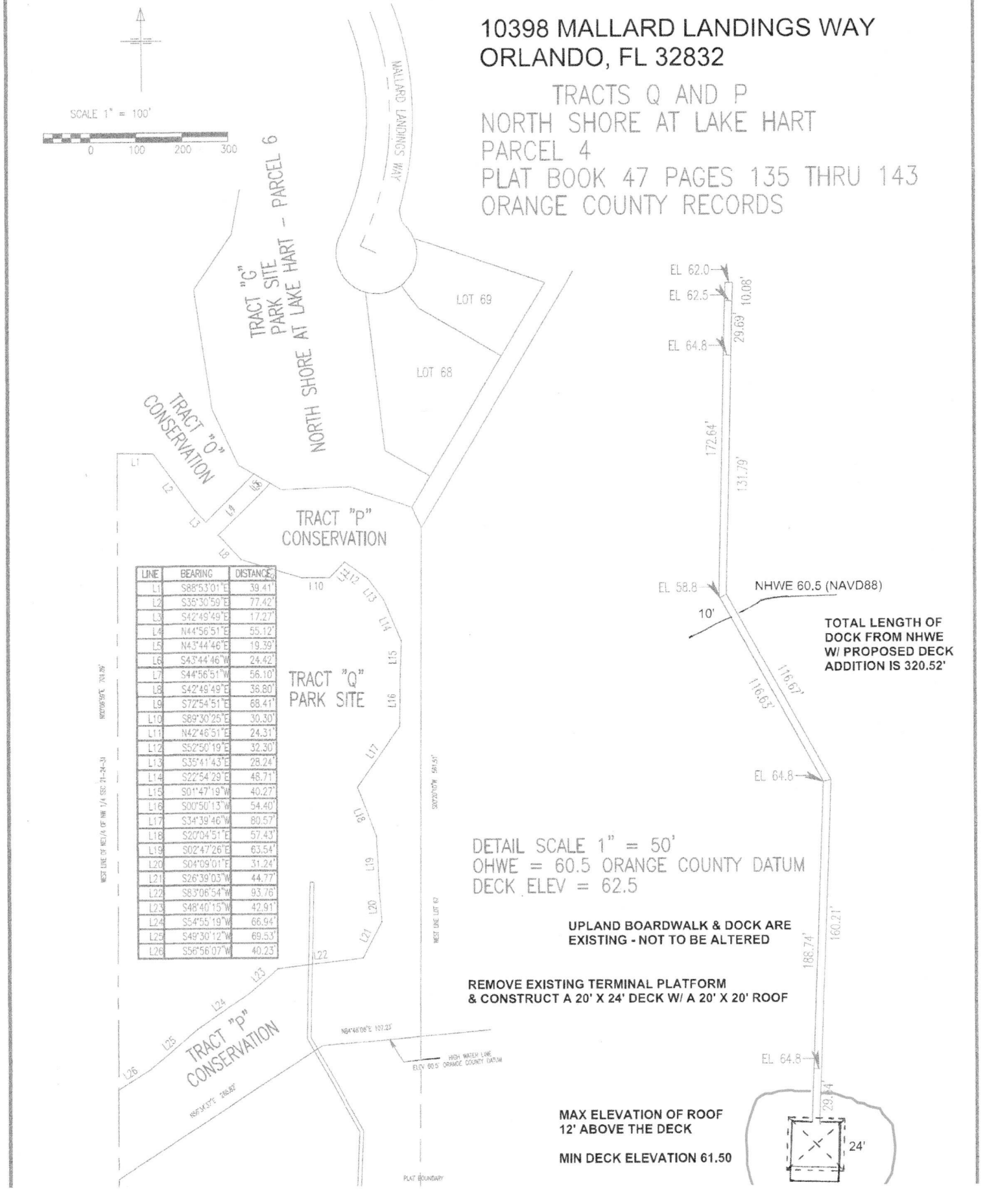
Any objections must be in writing and must be received the Orange County Environmental Protection Division located at 3165 McCrory Place, Suite 200, Orlando, Florida 32803, within 35 days of receipt of this notice. If you have any questions regarding the public hearing, contact me at (407) 836-1400.

Citizens may access real-time development data, board meeting details, project locations and view new construction projects within Orange County in the palm of your hand through:

OCFL ATLAS *(www.OCFL.net/atlas)*
(Downloadable on Google Play and Itunes)

Android **Apple**

NORTH SHORE AT LAKE HART HOMEOWNER'S ASSOCIATION DOCK SITE PLAN



LINE	BEARING	DISTANCE
L1	S88°53'01"E	39.41'
L2	S35°30'59"E	77.42'
L3	S42°49'49"E	17.27'
L4	N44°56'51"E	55.12'
L5	N43°44'46"E	19.39'
L6	S43°44'46"W	24.42'
L7	S44°56'51"W	56.10'
L8	S42°49'49"E	36.80'
L9	S72°54'51"E	68.41'
L10	S89°30'25"E	30.30'
L11	N42°46'51"E	24.31'
L12	S52°50'19"E	32.30'
L13	S35°41'43"E	28.24'
L14	S22°54'29"E	48.71'
L15	S01°47'19"W	40.27'
L16	S00°50'13"W	54.40'
L17	S34°39'46"W	80.57'
L18	S20°04'51"E	57.43'
L19	S02°47'26"E	63.54'
L20	S04°09'01"E	31.24'
L21	S26°39'03"W	44.77'
L22	S83°06'54"W	93.76'
L23	S48°40'15"W	42.91'
L24	S54°55'19"W	66.94'
L25	S49°30'12"W	69.53'
L26	S56°56'07"W	40.23'