





Interoffice Memorandum

**AGENDA ITEM**

June 11, 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:** July 7, 2020 — Consent Item  
Environmental Protection Commission Recommendation for  
Request for Variance for Ewa Weston, as Trustee of the  
Ewa Weston Revocable Trust Dock Construction Permit BD-  
20-02-017

The applicant, Ewa Weston, is requesting approval of a variance to Orange County Code (Code), Chapter 15, Article IX, Section 15-343(a) (side setback). The project site is located at 3506 Gatlin Avenue, Orlando, FL 32812. The Parcel ID number is 17-23-30-0000-00-035. The subject property is located adjacent to Lake Conway in District 3.

On February 13, 2020, the Environmental Protection Division (EPD) 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 to 1.5 feet from the northwestern projected property line. On March 19, 2020, EPD became aware that the property ownership had changed. On April 15, 2020, the applicant's agent resubmitted all the required documentation to process the dock application in the new owner's name.

On May 8, 2020, EPD discovered that the applicant removed shoreline vegetation and an old boat dock. Removal of the boat dock did not require a permit from EPD. The applicant obtained LSP-20-02-010 and CAA-20-02-011 for the vegetation removal work; however, several conditions of the permits were violated, a water quality violation occurred, mechanical equipment was used and no sediment and erosion controls were in place. A Notice of Violation (NOV) with corrective actions was sent to the owner on May 26, 2020 and included an administrative penalty of \$5,899. A condition will be added to the boat dock permit requiring that the penalty and corrective actions in the NOV be satisfied prior to EPD approval of the building permit for the dock.

Notification of the Application or Variance was sent to all shoreline property owners within a 300-foot radius of the property. No objections were received.

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 the variance to Section 15-343(a) based on a finding that the hardship caused by the shape of the parcel is not self-imposed pursuant to Section 15-350(a)(1)(1), and on a finding that the applicant has demonstrated that there will be no adverse effects from the proposed variance on the abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as no objections were received.

Based upon evidence and testimony presented at the May 27, 2020 Environmental Protection Commission (EPC) public hearing, the EPC voted to accept the findings and recommendation of the EPO and made a recommendation to approve the request for variance to Section 15-343(a) (side setback) to reduce the side setback from the northwestern projected property line from 10 feet to 1.5 feet, with the added condition that the applicant resolve all outstanding administrative penalties and corrective actions associated with EPD Enforcement Case #20-570153 prior to EPD approval of the dock building permit.

**ACTION REQUESTED:**            **Accept the findings and recommendations of the Environmental Protection Commission and make a finding that the variance request is consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(1) and approve the request for variance to Section 15-343(a) to reduce the side setback from the northwestern projected property line from 10 feet to 1.5 feet, with the condition that the applicant resolve all outstanding administrative penalties and corrective actions associated with EPD Enforcement Case #20-570153 prior to EPD approval of the dock building permit for the Ewa Weston Dock Construction Permit BD-20-02-017. District 3**

JWW/DDJ: mg

Attachments

# Dock Construction Application for Variance



**Dock Construction  
Application for Variance  
BD-20-02-017  
District #3**

**Applicant:** Ewa Weston  
**Address:** 3506 Gatlin Avenue

**Parcel ID:** 17-23-30-0000-00-035

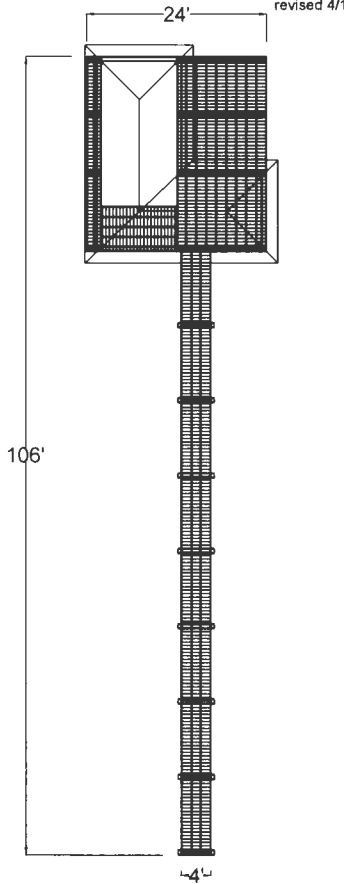
**Project Site** 

**Property Location** 

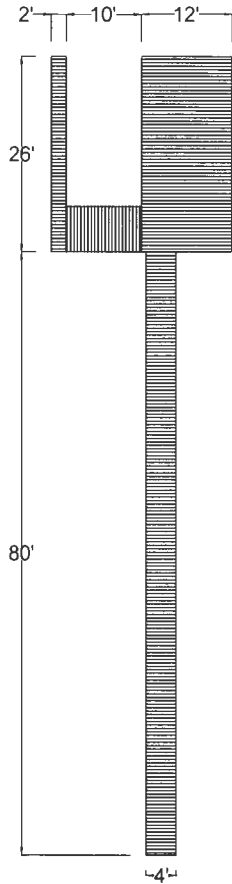
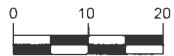




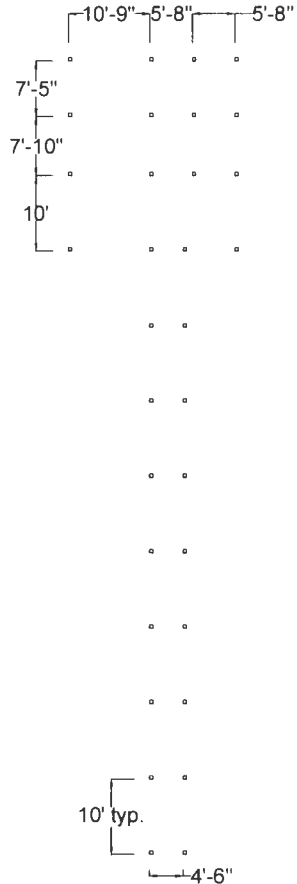
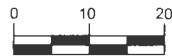
**received**  
 rec'd 2/19/2020  
 revised 4/15/2020



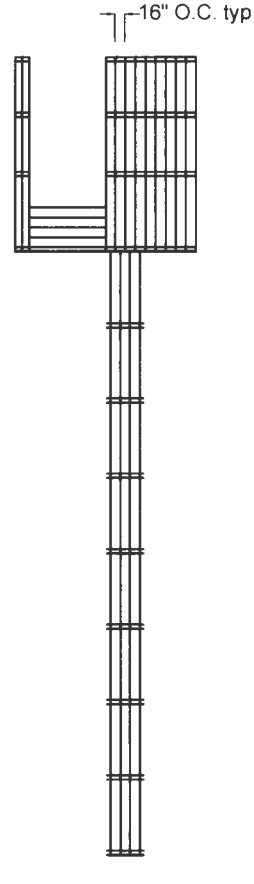
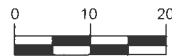
Plan View (Top View)



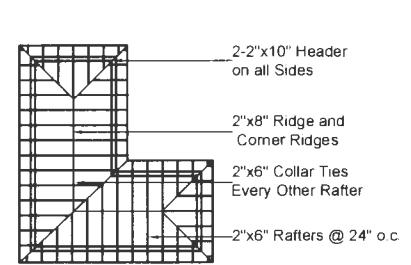
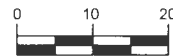
Decking Layout



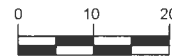
Piling Layout



Framing Layout



Roof Layout



Prepared for:  
  
 SDD CONSULTING, INC.  
 5966 Lake N. Dr.  
 Orlando, FL 32819  
 (321) 662-7503  
 www.sddinc.com

Jennifer Teliga, P.E.  
 16162 S. Citrus St.  
 Citrus, FL 34711  
 P.E. #64821  
 (321) 662-7503

**Weston Dock**  
 3506 Gatlin Ave  
 Orlando, FL 32812

©2020 - 2016 Jennifer Teliga, P.E. The use of these drawings and documents is limited to the project and publication is expressly limited to such project. Reproduction or publication by any method in whole or in part of these drawings and documents is prohibited. Title of these drawings and documents remains with Jennifer Teliga, P.E. Jennifer Teliga, P.E. retains all federal state and common law copyright protections (17 USC 101 et seq.)

Project:  
**SDD-2020-01**

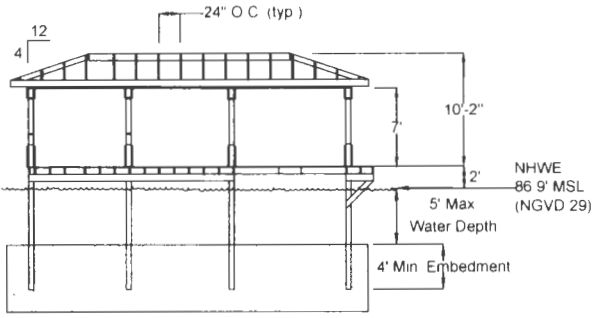
**S1**

1/16" = 1'-0"

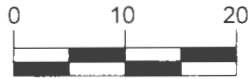
received

rec'd 2/19/2020

revised 4/15/2020

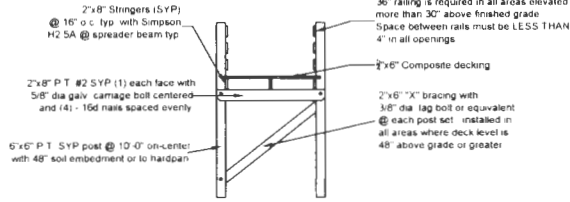


Lakeside Elevation

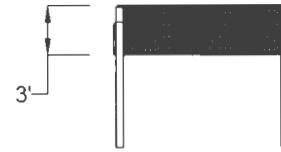


Notes

- 1) All framing to be fastened with 16d HDG ring shank nails
- 2) All decking to be fastened with 16d HDG ring shank nails - 2 per board per stringer
- 3) All lumber to be Southern Yellow Pine (SYP)

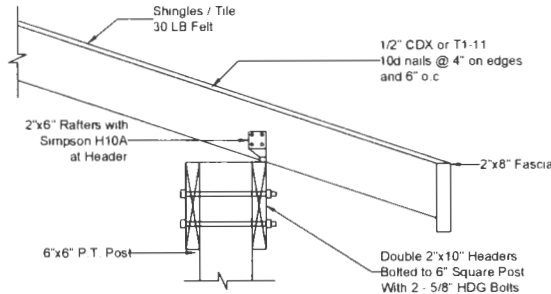


Typical Cross Section

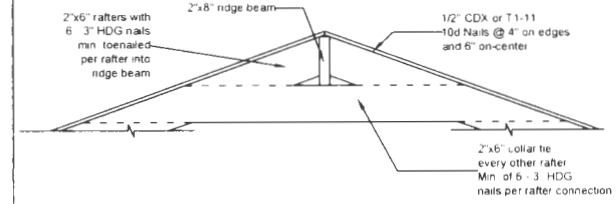


All railing barriers to be 9 ga. agricultural steel netting fastened by two (2) galvanized staples every 4 inches on every post set. Railing must be 36" in height. No opening in steel netting shall be greater than 4"

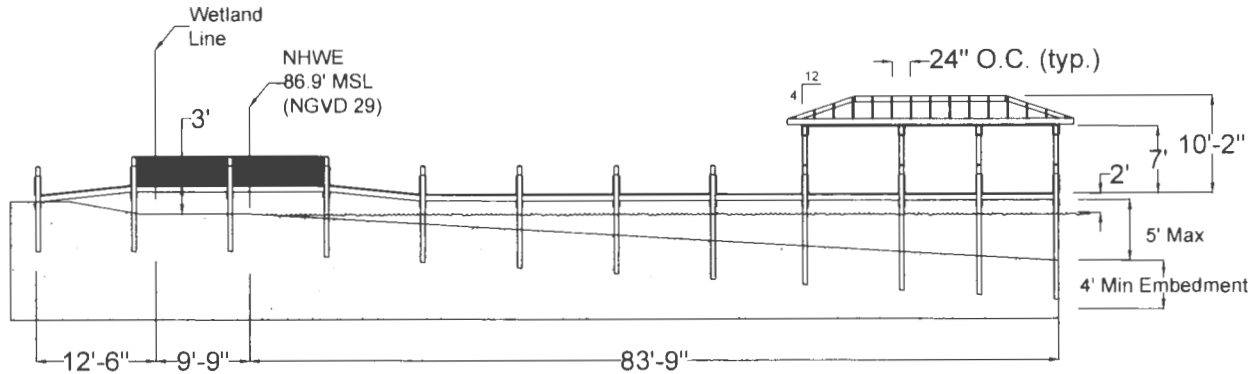
Railing Detail



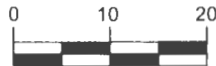
Eave Detail



Ridge/Rafter Detail



Side Elevation



Jennifer Teiga, P.E.  
16160 St. Clair St.  
Clermont, FL 34711  
P.E. #64621  
1-321-962-7503

Weston Dock  
3506 Gatlin Ave  
Orlando, FL 32812

©2020, Jennifer Teiga, P.E. The use of these drawings and documents shall be limited to the project for which they were prepared. Any publication of these documents and specifications is expressly limited to such project. Reuse, reproduction or publication in any medium in whole or in part of these drawings and documents is prohibited. Title of these drawings and documents remains with Jennifer Teiga, P.E. Jennifer Teiga, P.E. retains all rights, title and copyright in these drawings and documents. U.S.C. 101 et seq.

Project:  
SDD-2020-01

S2



ENVIRONMENTAL PROTECTION DIVISION

David D. Jones, P.E., CEP, Manager

3165 McCrorv Place, Suite 200

Orlando, FL 32803

407-836-1400 • Fax 407-836-1499

www.ocfl.net

ENVIRONMENTAL PROTECTION COMMISSION

ORANGE COUNTY ENVIRONMENTAL PROTECTION COMMISSION May 27, 2020

Jonathan Huels Chairman

Mark Ausley Vice Chairman

Oscar Anderson

Floerani Blackburn

Billy Butterfield

Mark Corbett

Vacant - Regulated Business or Municipality

APPLICANT NAME: Ewa Weston
PERMIT APPLICATION NUMBER: BD-20-02-017
LOCATION/ADDRESS: 3506 Gatlin Avenue, Orlando

RECOMMENDATION: Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(b), accept the findings and recommendations of the Environmental Protection Officer and make a finding that the variance request is consistent with Section 15-350(a)(1)(2), and recommend approval of the request for the variance to Section 15-343(a) to reduce the required setback from the northwestern projected property line from 10 feet to 1.5 feet, with the requirement that the applicant resolve all outstanding fee penalties and corrective actions associated with EPD Enforcement Case 20-570153 prior to EPD approval of the dock building permit for the Weston Dock Construction Permit BD-20-02-017. District 3

X EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

EPC DISAGREES WITH THE ACTION REQUESTED, AS PRESENTED AND HAS MADE THE FOLLOWING RECOMMENDATION:

Four horizontal lines for handwritten recommendations.

Signature of EPC Chairman: [Handwritten Signature]

DATE EPC RECOMMENDATION RENDERED: 5/27/20





