



Interoffice Memorandum

AGENDA ITEM

July 8, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406**

SUBJECT: August 9, 2022 — Consent Item
Environmental Protection Commission Recommendation for
Request for Waiver and Variance for Paul and Nick Stann for
Dock Construction Permit BD-22-03-069

The applicants, Paul and Nick Stann, are requesting a Dock Construction Permit with a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform), and two variances: one to Section 15-342(e) (roof height) and the other to Section 15-343(a) (side setback). The project site is located at 8543 Sand Lake Shores Drive, Orlando, FL 32836 (Parcel ID No. 03-24-28-0553-01-200) on Big Sand Lake in District 1.

On March 31, 2022, the Environmental Protection Division (EPD) received an Application to Construct a Dock at the subject property. Included with the application was an Application for Waiver to Section 15-342(b) (terminal platform size) requesting to increase the terminal platform size from the maximum allowed by Code of 420 square feet to 540 square feet, an Application for Variance to Section 15-343(a) requesting to decrease the allowable side setback from 10 feet to zero feet from the western projected property line, and an Application for Variance to Section 15-342(e) (roof height) to increase the maximum roof height from 12 to 14 feet.

The dock is proposed to be shared with the adjacent neighbors to the east, Patrick Aaron Wik and Elizabeth Dovec, at 8601 Sand Lake Shores Drive, Parcel ID number 03-24-28-0553-01-190. Two separate applications are being processed for each portion of the shared dock on each respective owners' property and are being reviewed concurrently. The applicants will record an easement agreement with the Mr. Wik and Ms. Dovec, allowing each owner the right to construct, repair, replace and access the proposed shared dock. The Orange County Attorney's Office has approved the draft easement agreement as to its form.

Terminal Platform Size Waiver

Chapter 15, Article IX, Section 15-342(b) of the Code states, "the maximum square footage of the terminal platform shall not exceed the square footage of ten times the linear shoreline frontage for the first seventy-five (75) feet of shoreline and five times the linear shoreline frontage for each foot in excess of seventy-five (75) feet, not to exceed a maximum of 1,000 square feet." The applicants have a shoreline that measures approximately 42 linear feet at the Normal High Water Elevation (NHWE), allowing for a maximum terminal platform size of

420 square feet. The applicants are requesting a terminal platform size of 540 square feet (120 square feet larger than allowed).

Pursuant to Section 15-350(a)(2), “the applicant shall describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners.”

To address Section 15-350(a)(2)(1), the applicants’ agent, Ms. Sheila Cichra, states, “The terminal platform will be constructed over open water, so there will not be any impact to aquatic vegetation. The proposed terminal platform is only 120 square feet over the allowed limit.”

To address Section 15-350(a)(2)(2), Ms. Cichra states, “The proposed structure will not adversely affect the adjacent property owner’s view or navigability. Since the terminal platform will be centered on the shared property line, it moves it away from the parcel on the other side.”

The additional shading impacts from the larger-than-allowed terminal platform were evaluated by EPD staff using the Uniform Mitigation Assessment Method. The applicant has agreed to provide mitigation for the additional shading impacts with a payment of \$345 to the Conservation Trust Fund (CTF), if the waiver is approved.

Side Setback Variance

Chapter 15, Article IX, Section 15-343(a) of the Code states, “On lots or parcels having a shoreline frontage of less than seventy-five (75) feet, docks, including designated mooring areas, shall have a minimum side-setback of ten (10) feet from the projected property line.” The applicants have a shoreline that measures 42 linear feet at the NHWE, requiring a minimum side setback of 10 feet. The applicants are requesting a side setback of zero (0) feet from the western projected property line (a reduction of 10 feet).

Roof Height Variance

Chapter 15, Article IX, Section 15-342(e) of the Code states, “The maximum roof height shall be no higher than twelve (12) feet above the floor elevation.” The applicants are requesting a roof height fourteen (14) feet above the floor elevation.

Variance Criteria

Section 15-350(a)(1) Variances states, “A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.”

Pursuant to Section 15-350(a)(1), “the applicant shall also describe (1) how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant-the hardship cannot be self-imposed; and (2) the effect of the proposed variance on abutting shoreline owners.”

To address Section 15-350(a)(1)(1), Ms. Cichra states, “The boathouse roof is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. The access

walkway is being built on the shared property line due to the extreme length, which saves quite a bit of money and reduces the wetlands impact.”

To address Section 15-350(a)(1)(2), Ms. Cichra states, “The additional height will not adversely affect the adjacent property owner's views, because the lot is elevated quite far above the lake level. The difference is barely noticeable. The reduced setback will increase the distance between the proposed dock and the adjacent dock to the West.”

Public Notification and Objection

On April 19, 2022, a Notice of Application for Waiver and Variances was sent to all shoreline property owners within a 300-foot radius of the property. Hand delivery of notices unable to be delivered by the U.S. Postal Service was completed by the applicants' agent on May 2, 2022; confirmation (photographs) that the notices were delivered was provided to EPD on May 13, 2022.

On May 12, 2022, EPD received an objection from Mr. Ahmed Darwish at 8607 Sand Lake Shores Drive (immediately west of Mr. Wic's and Ms. Dovec's property) to the Wic/Dovec Boat Dock Construction Permit Application (BD-22-03-070). EPD responded with an explanation that the proposed dock is to be shared between the applicants and 8601 Sand Lake Shores Drive, and Mr. Darwish clarified that he objects to all waiver and variances for the shared dock (and both applications).

The applicants and their agent, Mr. Wic, Ms. Dovec, and Mr. Darwish were sent notice on May 27, 2022 to inform them of the Environmental Protection Commission meeting on June 29, 2022.

Enforcement Action

There is no current enforcement action for this property.

EPD Staff Evaluation/Recommendation

Staff evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) was to deny the request for waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicants failed to demonstrate there will be no negative effects on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as an objection was received.

Staff also evaluated the variance requests for compliance with the criteria for approval. The recommendation of the EPO was to deny the request for variance to Section 15-343(a) (side setback) and the request for variance to Section 15-342(e) (roof height) based on a finding that the applicants failed to demonstrate that there will be no adverse effects from the proposed variances on abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as an objection was received.

EPC Public Hearing

EPD presented the waiver and variance requests to the EPC at their June 29, 2022 public meeting in conjunction with the waiver and variance requests for BD-22-03-070.

Ms. Cichra was present for the applicants and presented an aerial sketch of the proposed dock, stated that the shared dock is beneficial because it reduces the

environmental impact versus construction two separate docks, that the proposed dock is far away as possible from the Mr. Darwish's lot, that a taller roof is needed for this size dock, and that she attempted to contact the Mr. Darwish to discuss but did not receive a response.

Chairman Ausley asked for clarification on what portion of the roof is proposed at 14-feet, to which Ms. Cichra responded that only the middle pitch.

Commission Member Fleck asked if the applicant considered moving the dock further away from the objector's lot, to which Ms. Cichra responded they had not.

Mr. Ahmed Darwish attended and stated that the dock should be built according to Code, that he has a jet-ski port on the side of his dock and is concerned that this dock will be too close, and that he is concerned about his view.

Chairman Ausley and Mr. Horn both stated that shared docks reduce environmental impact by having only one walkway. Mr. Fleck asked about the side setback and if they could move the dock over in an effort to work with Mr. Darwish. Ms. Cichra stated that they could consider moving the dock over.

After further discussion and clarifications on the location and size of the proposed dock, Mr. Darwish rescinded his objection and Chairman Ausley closed the public hearing.

Based upon evidence and testimony presented at the hearing, the EPC voted unanimously to reject the findings and recommendation of the EPO on the waiver request, and recommended approval of the waiver to Section 15-342(b) (terminal platform size) with the condition that the applicant remit a payment in the amount of \$345 to the CTF as mitigation for the additional shading impacts, and to reject the findings and recommendations of the EPO on the variance requests, and recommended approval of the variances to Sections 15-15-343(a) (side setback) and 15-342(e) (roof height).

ACTION REQUESTED: Acceptance of the findings and recommendation of the Environmental Protection Commission and approval of the request for waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) to increase the maximum allowable terminal platform size from 420 to 540 square feet with a mitigation payment of \$345 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners, approval of the request for variance to Section 15-343(a) to reduce the side setback from the western projected property line from 10 to zero feet, and approval of the variance to Section 15-342(e) to increase the maximum roof height from 12 feet to 14 feet for the Paul and Nick Stann Dock Construction Permit BD-22-03-069. District 1

JVW/DDJ: jk

Attachments

Shared Dock Construction Applications for Variances and Waivers



Shared Boat Dock Construction Applications for Variances & Waivers BD-22-03-069 & BD-22-03-070 District #1

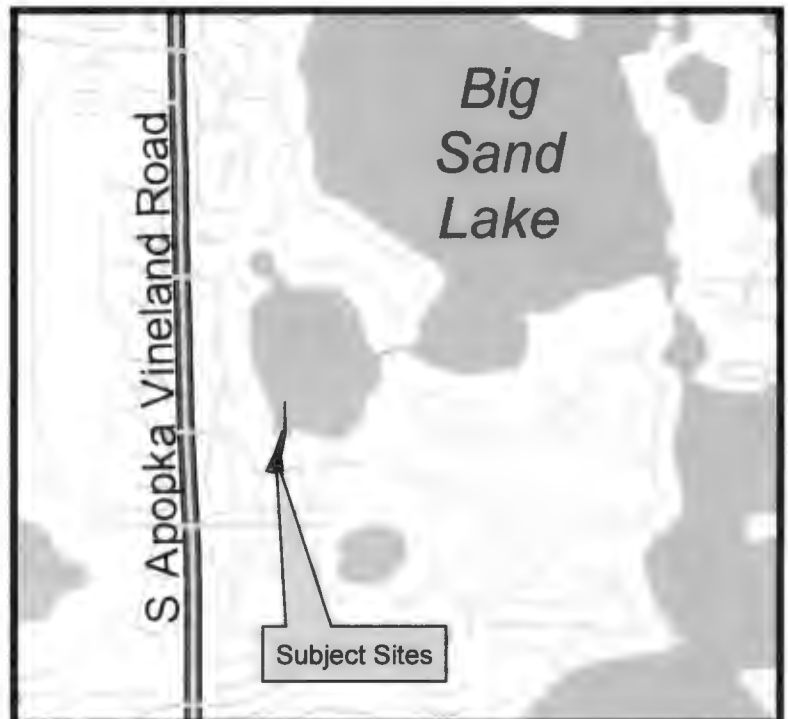
Applicants: Patrick Wik and Elizabeth Dovec
& Paul and Nick Stann

Addresses: 8601 & 8543 Sand Lake Shores Dr.

Parcel IDs: 03-24-28-0553-01-190
& 03-24-28-0553-01-200

Project Sites 

Property Locations 





Interoffice Memorandum

June 3, 2022

To: Environmental Protection Commission

From: David D. Jones, P.E., CFP, Manager
Environmental Protection Division

COJ

Subject: Paul and Nick Stann Request for Waiver and Variances for Dock Construction Permit BD-22-03-069

Reason for Public Hearing

The applicants, Paul and Nick Stann, are requesting a Dock Construction Permit with a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform), and two variances: one to Section 15-342(e) (roof height) and the other to Section 15-343(a) (side setback).

Location of Property/Legal Description

The project site is located at 8543 Sand Lake Shores Drive, Orlando, FL 32836 (Parcel ID No. 03-24-28-0553-01-200) on Big Sand Lake in District 1. The dock is proposed to be shared with the adjacent neighbors to the west, Patrick Aaron Wic and Elizabeth Dovec, at 8601 Sand Lake Shores Drive (Parcel ID No. 03-24-28-0553-01-190).

Background

On March 31, 2022, the Environmental Protection Division (EPD) received an Application to Construct a Dock at the subject property. Included with the application was an Application for Waiver to Section 15-342(b) (terminal platform size) requesting to increase the terminal platform size from the maximum allowed by Code of 420 square feet to 540 square feet, an Application for Variance to Section 15-343(a) requesting to decrease the allowable side setback from 10 feet to zero (0) feet from the western projected property line, and an Application for Variance to Section 15-342(e) (roof height) to increase the maximum roof height from 12 to 14 feet.

Two separate applications are being processed for each portion of the shared dock on each respective owners' property and are being reviewed concurrently. The applicants will record an easement agreement with Mr. Wic and Ms. Dovec, allowing each owner the right to construct, repair, replace and access the proposed shared dock. The Orange County Attorney's Office has approved the draft easement agreement as to its form.

Terminal Platform Waiver

Chapter 15, Article IX, Section 15-342(b) of the Code states, "the maximum square footage of the terminal platform shall not exceed the square footage of ten times the linear shoreline frontage for the first seventy-five (75) feet of shoreline and five times the linear shoreline frontage for each foot in excess of seventy-five (75) feet, not to exceed a maximum of 1,000 square feet." The applicants have a shoreline that measures approximately 42 linear feet at the Normal High Water Elevation (NHWF), allowing for a maximum terminal platform size of 420 square feet. The

applicants are requesting a terminal platform size of 540 square feet (120 square feet larger than allowed).

Pursuant to Section 15-350(a)(2), "the applicant shall describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners."

To address Section 15-350(a)(2)(1), the applicants' agent, Ms. Sheila Cichra, states, "*The terminal platform will be constructed over open water, so there will not be any impact to aquatic vegetation. The proposed terminal platform is only 120 square feet over the allowed limit.*"

To address Section 15-350(a)(2)(2), Ms. Cichra states, "*The proposed structure will not adversely affect the adjacent property owner's view or navigability. Since the terminal platform will be centered on the shared property line, it moves it away from the parcel on the other side.*"

The additional shading impacts from the larger-than-allowed terminal platform were evaluated by EPD staff using the Uniform Mitigation Assessment Method. The applicant has agreed to provide mitigation for the additional shading impacts with a payment of \$345 to the Conservation Trust Fund (CTF) if the waiver is approved.

Side Setback Variance

Chapter 15, Article IX, Section 15-343(a) of the Code states, "On lots or parcels having a shoreline frontage of less than seventy-five (75) feet, docks, including designated mooring areas, shall have a minimum side-setback of ten (10) feet from the projected property line." The applicants have a shoreline that measures 42 linear feet at the NHWE, requiring a minimum side setback of 10 feet. The applicants are requesting a side setback of zero (0) feet from the western projected property line (a reduction of 10 feet).

Roof Height Variance

Chapter 15, Article IX, Section 15-342(e) of the Code states, "The maximum roof height shall be no higher than twelve (12) feet above the floor elevation." The applicants are requesting a roof height of fourteen (14) feet above the floor elevation.

Variance Criteria

Section 15-350(a)(1) *Variances* states, "A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article."

Pursuant to Section 15-350(a)(1), "the applicant shall also describe (1) how strict compliance with the provisions from which a variance is sought would impose a unique and unnecessary hardship on the applicant-the hardship cannot be self-imposed; and (2) the effect of the proposed variance on abutting shoreline owners."

To address Section 15-350(a)(1)(1), Ms. Cichra states, "*The boathouse roof is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the*

height limitation, without lowering the perimeter beam. The access walkway is being built on the shared property line due to the extreme length, which saves quite a bit of money and reduces the wetlands impact."

To address Section 15-350(a)(1)(2), Ms. Cichra states, *"The additional height will not adversely affect the adjacent property owner's views, because the lot is elevated quite far above the lake level. The difference is barely noticeable. The reduced setback will increase the distance between the proposed dock and the adjacent dock to the West."*

Public Notification and Objection

On April 19, 2022, a Notice of Application for Waiver and Variances was sent to all shoreline property owners within a 300-foot radius of the property. Hand delivery of notices unable to be delivered by the U.S. Postal Service was completed by the applicants' agent on May 2, 2022; confirmation (photographs) that the notices were delivered was provided to EPD on May 13, 2022.

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The applicants and their agent, Mr. Wic, Ms. Dovec, and Mr. Darwish were sent notice on May 27, 2022 to inform them of the Environmental Protection Commission meeting on June 29, 2022.

Enforcement Action

There is no current enforcement action for this property.

Staff Recommendation

Staff has evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer (EPO) is to deny the request for waiver to Section 15-342(b) (terminal platform size) based on a finding that the applicants have failed to demonstrate there will be no negative effects on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as an objection has been received.

Staff has also evaluated the variance requests for compliance with the criteria for approval. The recommendation of the EPO is to deny the request for variance to Section 15-343(a) (side setback) and the request for variance to Section 15-342(e) (roof height) based on a finding that the applicants have failed to demonstrate that there will be no adverse effects from the proposed variances on abutting shoreline owners pursuant to Section 15-350(a)(1)(2), as an objection has been received.

ACTION REQUESTED: **Accept the findings and recommendations of the Environmental Protection Officer, and make a finding that the request for waiver is inconsistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and recommend denial of the request for waiver to Section 15-342(b) to increase the**

maximum allowable terminal platform size from 420 to 540 square feet; and

Accept the findings and recommendation of the Environmental Protection Officer, and make a finding that the requests for variance are inconsistent with Section 15-350(a)(1) and recommend denial of the request for variance to Section 15-343(a) (side setback) to reduce the side setback from 10 to zero (0) feet from the western projected property line and the request for variance to Section 15-342(e) (roof height) to increase the maximum roof height from 12 feet to 14 feet for the Paul and Nick Stann Dock Construction Permit BD-22-03-069. District 1

NS/NT/TMH/DJ: jk

Attachments

Shared Dock Construction Applications for Variances and Waivers



Shared Boat Dock Construction Applications for Variances & Waivers BD-22-03-069 & BD-22-03-070 District #1

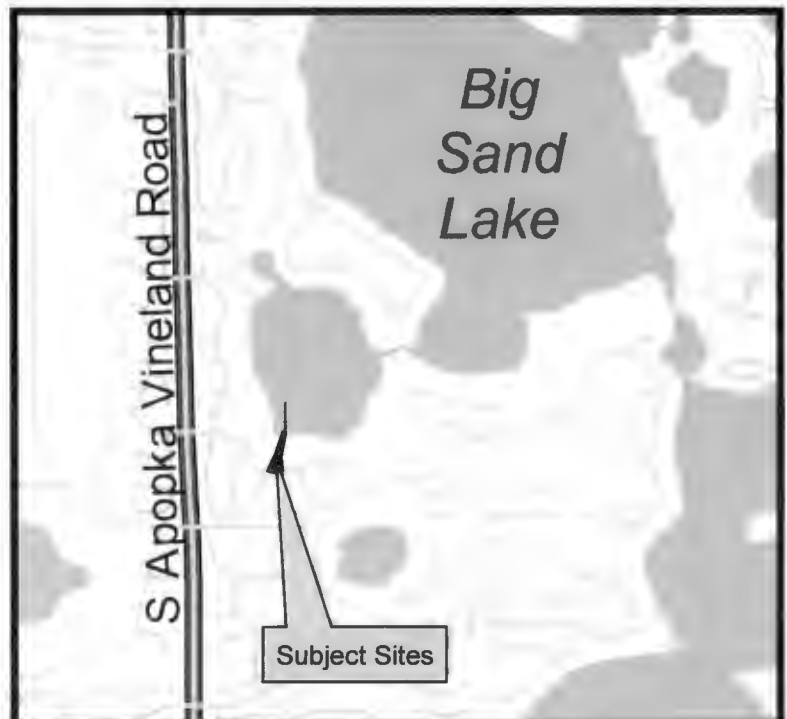
Applicants: Patrick Wik and Elizabeth Dovec
& Paul and Nick Stann

Addresses: 8601 & 8543 Sand Lake Shores Dr.

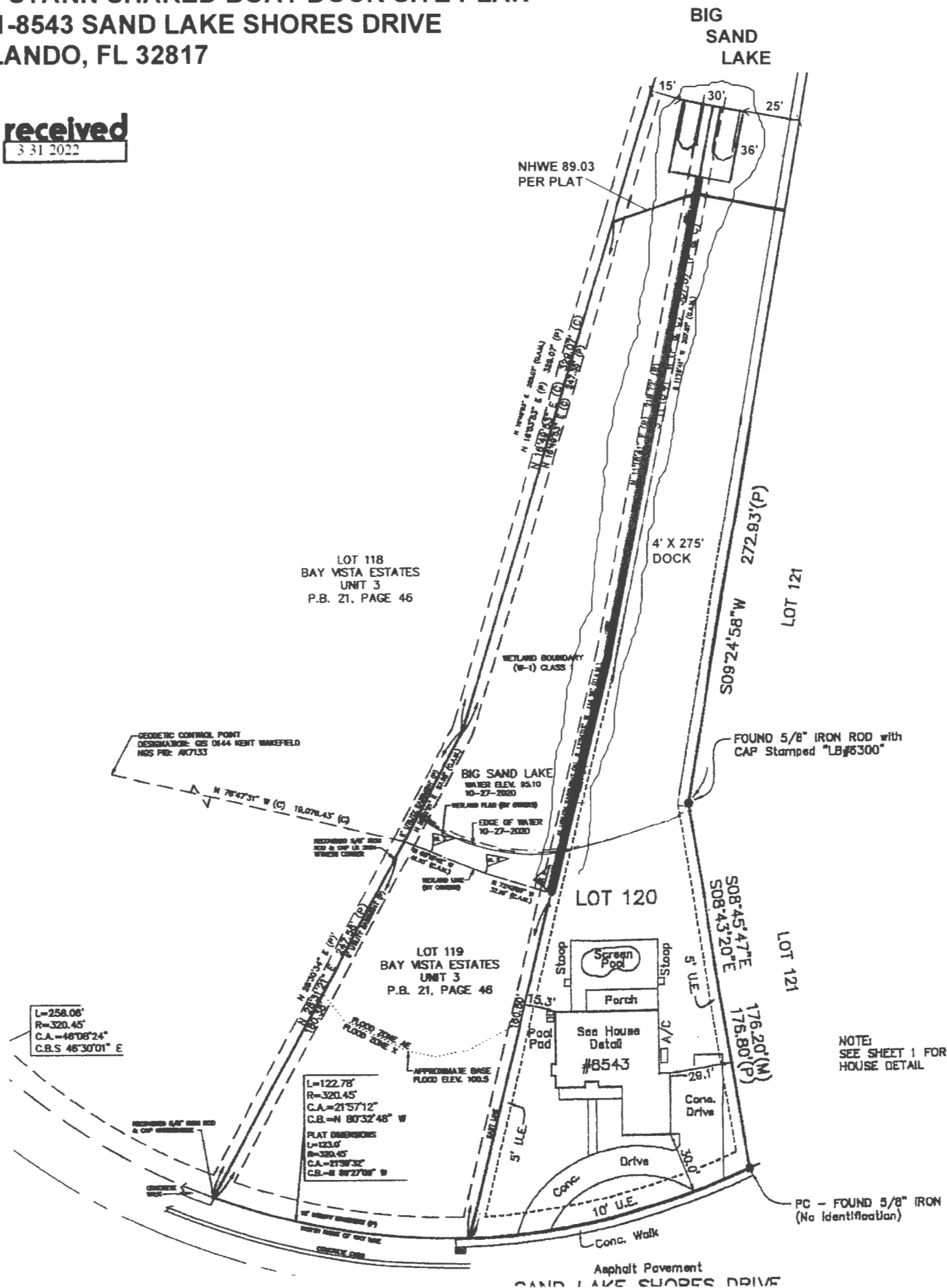
Parcel IDs: 03-24-28-0553-01-190
& 03-24-28-0553-01-200

Project Sites 

Property Locations 

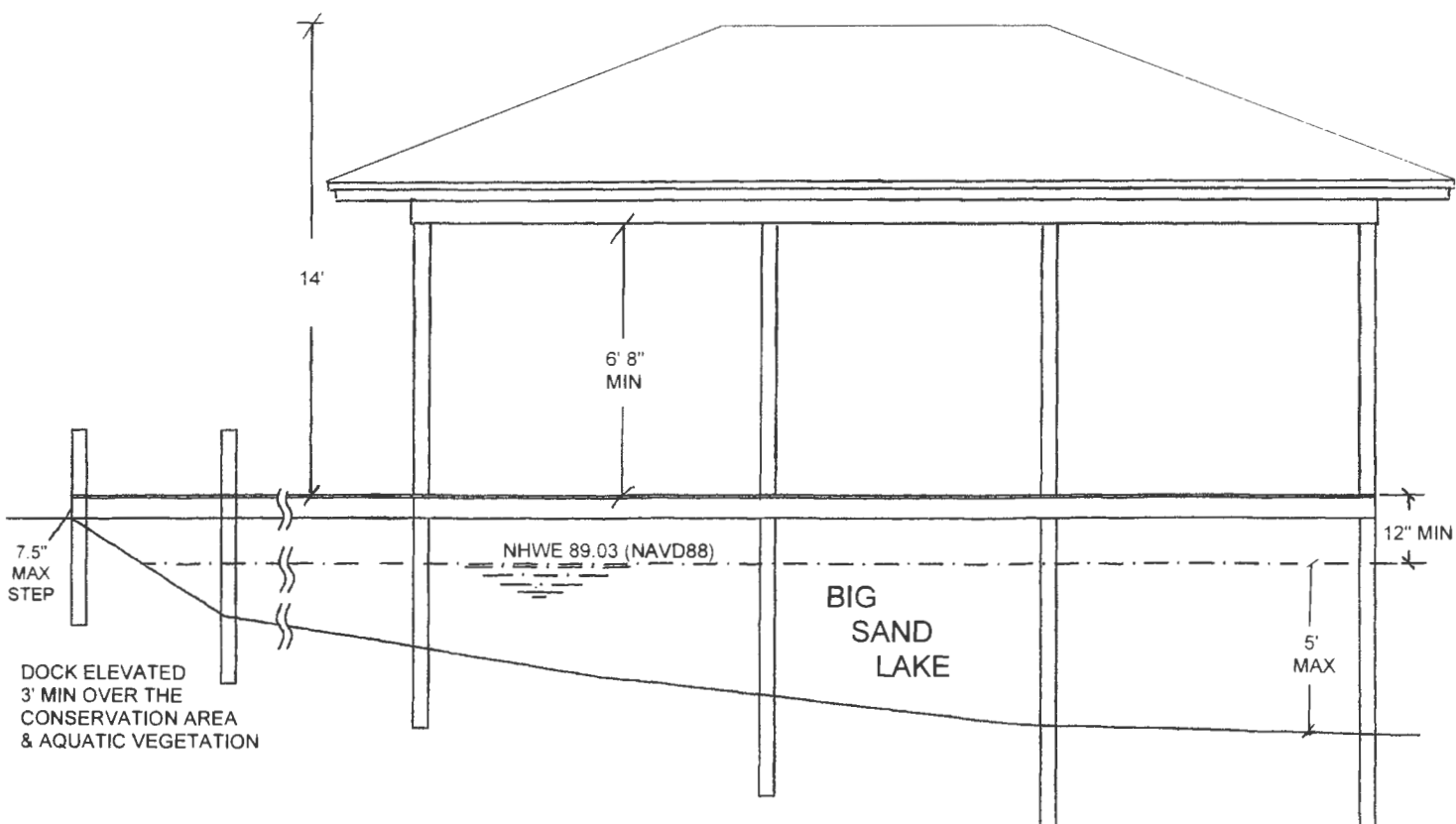


received
3 31 2022



WIK-STANN ELEVATION
8601-8543 SAND LAKE SHORES DR
ORLANDO, FL 32817

received
3/31/2022





APPLICATION TO CONSTRUCT A BOAT DOCK APPLICATION FOR WAIVER

(Pursuant to Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2))

Mail or Orange County Environmental Protection Division
Deliver To: 800 Mercy Drive, Suite 4
Orlando, Florida 32808
(407) 836-1400, Fax (407) 836-1499

received
3/31/2022

I Sheila Cichra on behalf of Paul Stann (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(2) am requesting a waiver to section (choose and circle from the following: 15-342(b), 15-343(b), 15-344(a) and 15-345(a)) of the Orange County Dock Construction Ordinance.

1. Describe how this waiver would not negatively impact the environment:

The terminal platform will be constructed over open water, so there will not be any impact to aquatic vegetation. The proposed terminal platform is only 120 square feet over the allowed limit.

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

The proposed structure will not adversely affect the adjacent property owner's view or navigability. Since the terminal platform will be centered on the shared property line, it moves it away from the parcel on the other side.

The environmental protection officer and the board may require of the applicant information necessary to carry out the purposes of this article.

By signing and submitting this application form, I am applying for a waiver to the Section indicated of the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra

Signature of Applicant/Agent *Sheila Cichra* Date: 03/29/2022

Corporate Title (if applicable): President, Streamline Permitting, Inc.



APPLICATION TO CONSTRUCT A DOCK APPLICATION FOR VARIANCE

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

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

received
3/31/2022

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

I Sheila Cichra on behalf of Paul Stann (if applicable) pursuant to Orange County Code Chapter 15, Article IX, Section 15-350(a)(1) am requesting a variance to section 15-342(e) & 343(a) of the Orange County Dock Construction Ordinance.

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

The boathouse roof is twice as wide as normal, so it is very difficult to obtain an aesthetically pleasing roof pitch and stay within the height limitation, without lowering the perimeter beam. The access walkway is being built on the shared property line due to the extreme length, which saves quite a bit of money and reduces the wetlands impact.

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

The additional height will not adversely affect the adjacent property owner's views, because the lot is elevated quite far above the lake level. The difference is barely noticable.

The reduced setback will increase the distance between the proposed dock and the adjacent dock to the West.

Notice to the Applicant:

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

A variance application may receive an approval or approval with conditions when such variance: (1) would not be contrary to the public interest; (2) where, owing to special conditions, compliance with the provisions herein would impose an unnecessary hardship on the permit applicant; (3) that the hardship is not self-imposed; and (4) the granting of the variance would not be contrary to the intent and purpose of this article.

By signing and submitting this application form, I am applying for a variance to the Orange County Dock Construction Ordinance identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true, complete, and accurate. I understand this is an application and not a permit, and that work conducted prior to approval is a violation. I understand that this application and any permit issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, or local permits prior to commencement of construction. I understand that knowingly making any false statements or representation in this application is a violation of Sections 15-341 & 15-342, Orange County Code.

Name of Applicant: Sheila Cichra
Signature of Applicant/Agent  Date: 03/29/2022
Corporate Title (if applicable): President, Streamline Permitting, Inc.

Salvatico, Nicole L

From: Ahmed Darwish <ihop3645@gmail.com>
Sent: Wednesday, May 18, 2022 1:26 PM
To: Salvatico, Nicole L
Subject: Re: Project Number :BD-22-03-070

Good afternoon Nicola,

I do object to the waiver and variance for the shared boat dock .(File number BD-22-03-069) and (file number BD-22-0370) Thank you

On Wed, May 18, 2022 at 9:29 AM <Nicole.Salvatico@ocfl.net> wrote:

Mr. Darwish, I am reviewing this file and just realized you only objected to BD-22-03-070.

I just want to clarify that your immediate neighbors Patrick Wik and Elizabeth Dovec (file number BD-22-03-070) are applying along with their neighbors to the east, Paul and Nick Stann (file number BD-22-03-069), to construct one boat dock to be placed along their shared property line. Please see the attached site plan that shows what they are proposing to construct.

Could you please let me know if you object to the waiver and variance requests for the shared boat dock or only to what your neighbors Mr. Wik and Ms. Dovec are proposing to build on their only property?

Or, let me know if you have any questions.

Thank you,

Nicole Salvatico

Senior Environmental Specialist

cell: 321-239-9870



From: Salvatico, Nicole L <>
Sent: Friday, May 13, 2022 7:31 AM
To: 'Ahmed Darwish' <ihop3645@gmail.com>
Subject: RE: Project Number :BD-22-03-070

Mr. Darwish,

Thank you for your email. We will include this in our report when we present these requests at public hearing. I'll also inform you when this case is scheduled for public hearing and you may attend if you like.

Please let me know if you have any questions.

Nicole Salvatico

Senior Environmental Specialist

cell: 321-239-9870



From: Ahmed Darwish <ihop3645@gmail.com>
Sent: Thursday, May 12, 2022 4:16 PM
To: Salvatico, Nicole L <Nicole.Salvatico@ocfl.net>
Subject: Project Number :BD-22-03-070

Good afternoon Nicole,

My name is Ahmed Darwish my address is 8607 Sand lake shores Dr which is the next door to the project .I received a Notice of Application for Variance/ Waiver for the project number : BD-22-03-070 and I just want let you know that I do object the following:

- 1- The request to increase the size of the terminal plate form size frome 420 Square feet to 520 square feet .
- 2- The request for the roof height from 12 feet to 14 feet.
- 3-the request for the side setback from 10 feet to zero feet .

Thank you very much for taking the time to read my email and I want to let you know I'm sorry if I made any language mistake as English is my second language . If you need to contact me you can call me at 407 301 3645. Thank you .

--

Regards,

Ahmed Darwish

President,

Owner and Operator of IHOP Restaurants

407-301-3645

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

--

Regards,

Ahmed Darwish

President,

Owner and Operator of IHOP Restaurants

407-301-3645





ENVIRONMENTAL PROTECTION DIVISION

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

3165 McCrory Place, Suite 200

Orlando, FL 32803

407 836 1400 • Fax 407 836 1499

www.ocfl.net

ORANGE COUNTY ENVIRONMENTAL PROTECTION COMMISSION June 29, 2022

ENVIRONMENTAL PROTECTION COMMISSION

Mark Ausley
Chairman

R. Alan Florn
Vice Chairman

Norman Blackburn

Billy Butterfield

Peter Fleck

Blaine Imbruglia

Oscar Anderson

Applicants: Paul and Nick Stann

Permit Application Number: BD-22-03-069

Location/Address: 8543 Sand Lake Shores Drive, Orlando, FL 32836

RECOMMENDATION: Accept the findings and recommendations of the Environmental Protection Officer, and make a finding that the request for waiver is inconsistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and recommend denial of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 420 to 540 square feet; and Accept the findings and recommendation of the Environmental Protection Officer, and make a finding that the requests for variance are inconsistent with Section 15-350(a)(1) and recommend denial of the request for variance to Section 15-343(a) (side setback) to reduce the side setback from 10 to zero (0) feet from the western projected property line and the request for variance to Section 15-342(e) (roof height) to increase the maximum roof height from 12 feet to 14 feet for the Paul and Nick Stann Dock Construction Permit BD-22-03-069, District 1

EPC AGREES WITH THE ACTION REQUESTED, AS PRESENTED

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

Reject the findings and recommendations of the Environmental Protection Officer, and make a finding that the request for waiver is consistent with Orange County Code, Chapter 15, Article IX, Section 15-350(a)(2) and recommend approval of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 420 to 540 square feet with a mitigation payment of \$345 to the Conservation Trust Fund within 60 days of the decision of the Board of County Commissioners; and Reject the findings and recommendation of the Environmental Protection Officer, and make a finding that the requests for variance are consistent with Section 15-350(a)(1) and recommend approval of the request for variance to Section 15-343(a) (side setback) to reduce the side setback from 10 to zero (0) feet from the western projected property line and the request for variance to Section 15-342(e) (roof height) to increase the maximum roof height from 12 feet to 14 feet for the Paul and Nick Stann Dock Construction Permit BD-22-03-069, District 1

Signature of EPC Chairman: _____

Mark Ausley

DATE EPC RECOMMENDATION RENDERED: _____

6-29-22

Serving our community by conserving, protecting, and enhancing the environment for current and future generations.