



## Interoffice Memorandum

## AGENDA ITEM

May 13, 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: June 21, 2022 — Consent Item  
Environmental Protection Commission Recommendation for  
Request for Waiver for Bruce and Nancy Klawinski Dock  
Construction Permit BD-21-12-166

The applicants, Bruce and Nancy Klawinski, are requesting a dock construction permit with approval of a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size). The project site is located at 7000 Lake Willis Drive, Orlando, FL 32821 (Parcel ID number 14-24-28-4800-00-222) on Lake Willis in District 1.

On December 9, 2021, the Environmental Protection Division (EPD) received an Application to Construct a Dock for 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 734 square feet to 864 square feet. Also included with the application was an Application for Variance to Section 15-342(e) to increase the maximum allowed roof height from 12 feet to 14 feet.

On March 24, 2022, EPD received correspondence from the applicants' Authorized Agent (Ms. Sheila Cichra) that the applicants had withdrawn their Application for Variance altogether and revised their Application for Waiver and site plans to only increase the terminal platform size from the allowed amount of 734 square feet to 768 square feet.

### Waiver Request – Terminal Platform Size

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 73.4 linear feet at the Normal High Water Elevation, allowing for a maximum terminal platform size of 734 square feet. The applicants are requesting to construct a dock with a terminal platform size of 768 square feet (34 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 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 34 square feet over the allowed limit.”*

To address Section 15-350(a)(2)(2), the applicants’ agent states, *“The proposed structure will not adversely affect the adjacent property owner’s view or navigability.”*

The applicants have agreed to make a mitigation payment of \$438 to the Conservation Trust Fund (CTF) to offset the additional shading impacts to Lake Willis associated with the larger terminal platform size should the waiver request be approved.

### **Public Noticing**

On January 20, 2022, Notices of Application for Waiver and Variance were sent to all shoreline property owners within a 300-foot radius of the property. The applicants, agent, and objectors were sent notices on April 11, 2022 to inform them of the April 27, 2022 Environmental Protection Commission (EPC) meeting.

### **Objections**

On February 25, 2022, EPD received a letter from Eric and Robin Leonard, the owners of 7014 Lake Willis Drive, the property immediately adjacent to the applicants’ western property line. In their letter, Mr. and Mrs. Leonard stated that “the proposed dock, being over 20% larger than the code limit, would not only disrupt the shoreline ecosystem but also cause an aesthetic imbalance.” The Leonards also expressed concern regarding the proposed roof height stating that it “would further cause the dock to tower over adjacent properties and overpower the lot.” Finally, the Leonards stated their concerns regarding the proposed length of the dock, the water depth, the setback distance, and potential erosion due to the mooring of boats and jet skis at the applicants’ dock.

On April 2, 2022, EPD sent a letter to Mr. and Mrs. Leonard informing them of the withdrawal of the Application for Variance to roof height and the revised Application for Waiver for terminal platform size. EPD also informed the Leonards of the April 27, 2022 EPC meeting and the June 21, 2022 Board meeting. EPD has not received any further correspondence from the Leonards.

### **Enforcement Action**

During a site inspection conducted as part of the review of the boat dock application, EPD observed what appeared to be a seawall along the shoreline of the applicants’ property. Upon further review, it was discovered that a previous property owner, Mr. David Taylor, had obtained a permit in December 2014 from the Orange County Division of Building and Safety (#B14014742) for a retaining wall to be built five (5) feet landward of the Normal High Water Elevation (NHWE).

Based on review of permit B14014742 and field measurements taken by the applicants’ agent, it was determined that the wall was built sometime in 2014 and was built one (1) foot landward of the NHWE. As constructed, the wall does not meet the definition of a retaining

wall, but is rather a seawall, and a Shoreline Alteration/ Dredge & Fill (SADF) permit is required.

In response to the unauthorized seawall, EPD opened an enforcement case (#22-604855) and informed the applicants and their agent that an SADF permit was required. EPD was subsequently informed by the applicants' agent that riprap and native plantings had recently been installed landward of the existing wall in an effort to bring the wall into compliance. EPD conducted an analysis of the factors regarding the wall and determined that formal enforcement action would not be pursued at this time and a penalty was not assessed due to the facts that a building permit was obtained, the wall was built by the prior owner, and the wall has a relatively minor effect on the natural resource.

### **EPD Staff Evaluation**

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). Although negative effects to the environment due to shading impacts from the excess terminal platform size would be offset by a mitigation payment of \$438 to the CTF, pursuant to Section 15-350(a)(2)(1), the applicants have not sufficiently demonstrated that there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(2), as an objection has been received.

### **Environmental Protection Commission Public Hearing**

EPD presented the waiver request in a public hearing before the EPC at their April 27, 2022 meeting. The applicants' agent, Ms. Cichra, attended and spoke to the objectors' concerns. She presented a site plan detail depicting the relatively minor amount of additional terminal platform square footage being requested. Ms. Cichra made several statements, including that many waivers are granted for larger terminal platforms than being requested by the applicants, that the size of the dock and boat slip have been minimized, that the proposed dock could not impact the neighbor's view or navigability, and that the dock code is under revision and will soon allow for the requested dock size for this property.

EPC Vice Chairman Alan Horn and EPC Member Peter Fleck asked about reducing the size of the catwalk and jetski area. Ms. Cichra responded that such changes would result in a narrow dock that would be unsafe. EPC Member Oscar Anderson asked when the boathouse for the objector was constructed. Ms. Cichra responded that it has been there a long time. Mr. Anderson and Chairman Ausley stated the request was minimal and would be permitted under the proposed Article IX revisions. Mr. Anderson stated that with the mitigation proposed, he agreed with the request.

Based upon evidence and testimony presented at the hearing, the EPC voted unanimously to reject the findings and recommendation of the EPO, and recommended approval of the request for waiver to Section 15-342(b) (terminal platform size) with a mitigation payment of \$438 to the CTF.

**ACTION REQUESTED:**      **Acceptance of the findings and recommendation of the Environmental Protection Commission and approval of the request for waiver to Section 15-342(b) to increase the maximum allowable terminal platform size from 734 square feet to 768 square feet with a mitigation payment of \$438 to the Conservation Trust Fund within 60 days of the decision of the Board for the Bruce and Nancy Klawinski Dock Construction Permit BD-21-12-166. District 1**

JVW/DDJ: jk

Attachments

# Dock Construction Application for Waiver



## Dock Construction Application for Waiver

**BD-21-12-166**

**District #1**

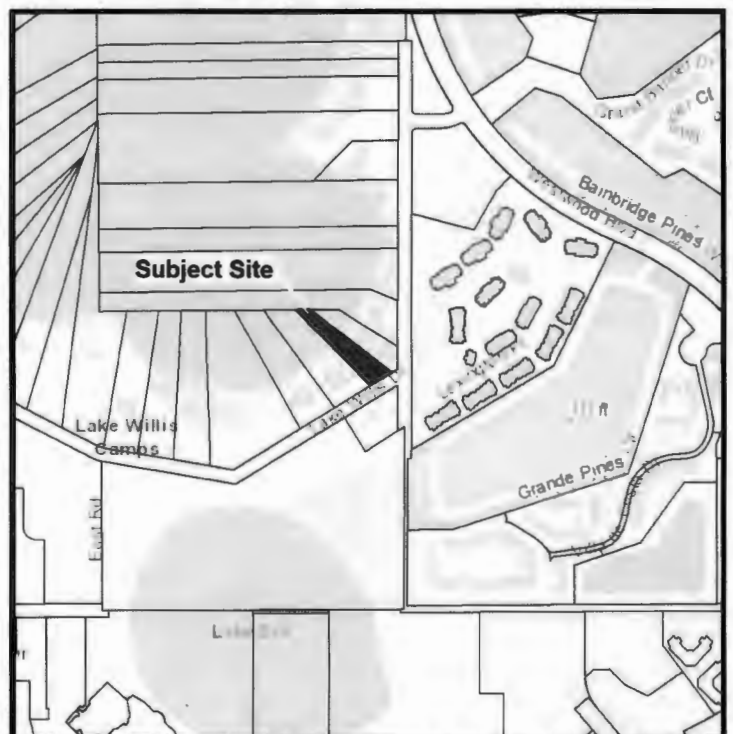
**Applicants:** Bruce and Nancy  
Klawinski

**Address:** 7000 Lake Willis Dr.  
Orlando, FL

**Parcel ID:** 14-24-28-4800-00-222

**Project Site** 

**Property Location** 



# **KLAWINSKI SITE PLAN** **7000 LAKE WILLIS DRIVE** **ORLANDO, FL 32821**

THE WEST 1/2 OF LOT 22, FIRST ADDITION TO LAKE WILLIS CAMPS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 110, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT NORTH 88°31'EAST 111.5 FEET FROM THE SOUTHERMOST CORNER OF AFOREMENTIONED LOT 22, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF LAKE WILLIS DRIVE; RUN THENCE SOUTH 58°31'WEST 111.5 FEET ALONG SAID RIGHT OF WAY FOR LAKE WILLIS DRIVE TO THE AFOREMENTIONED CORNER; THENCE RUN NORTH 44°22'WEST 242 FEET; THENCE CONTINUE NORTH 44°22'WEST 12 FEET TO THE WATERS OF LAKE WILLIS; THENCE CONTINUE NORTH 44°22' WEST INTO LAKE WILLIS TO INTERSECT THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST; THENCE EASTERLY ALONG SAID "40" LINE TO A POINT WHICH BEARS NORTH 51°28'WEST FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 51°29'EAST 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## **NOTES**

1. BEARINGS BASED ON DESCRIPTION CALL OF S.58°31'W. ALONG THE R/W OF LAKE WILLIS DRIVE
2. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THERE HAS BEEN NO ATTEMPT TO LOCATE ENDANGERED, THREATENED OR PROTECTED PLANT OR ANIMAL SPECIES ON SUBJECT PROPERTY.
4. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY.
5. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
6. UNDERGROUND ENCROACHMENTS OF IMPROVEMENTS, IF ANY, NOT LOCATED.
7. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AND "AE"

— = direction of drainage  
 ——— = existing elevation  
 ○ = found iron pipe

PROJECTED  
PROPERTY  
LINES

TURBIDITY  
BARRIER

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

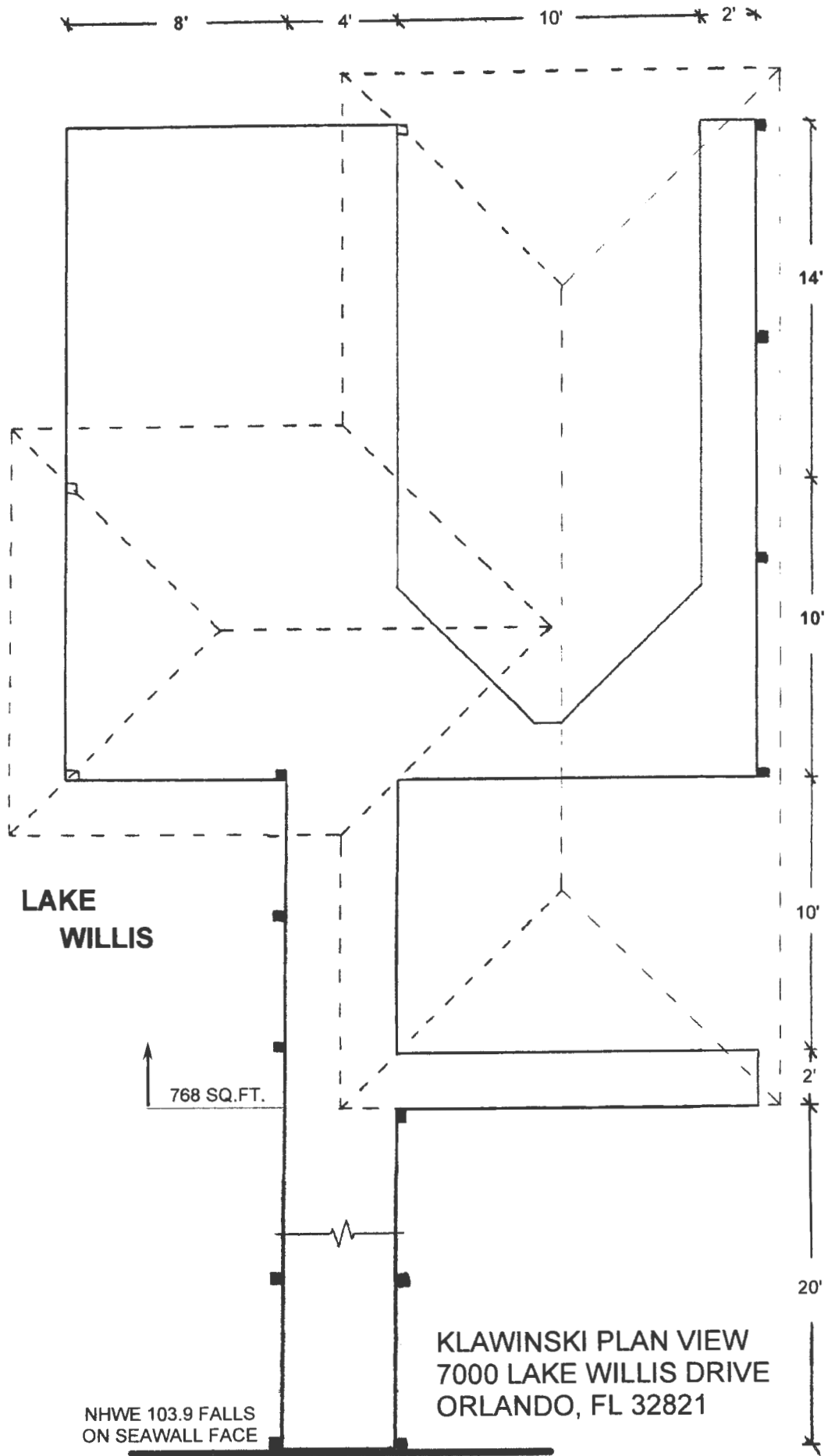
Revised 1/12/2022 to revised NHWE and add length of shoreline  
 Revised 5/9/2015 to add Old Republic to certs.  
 Revised 2/14/2015 for final survey.  
 Revised 8/11/2014 to add certifications

Certified to:  
 Florida Community Bank, N.A., ISACA/ATIMA  
 David W. Taylor and Audriene Petal Taylor  
 Southern Stewart Title  
 Westmont Construction, LLC  
 Old Republic National Title Insurance Company

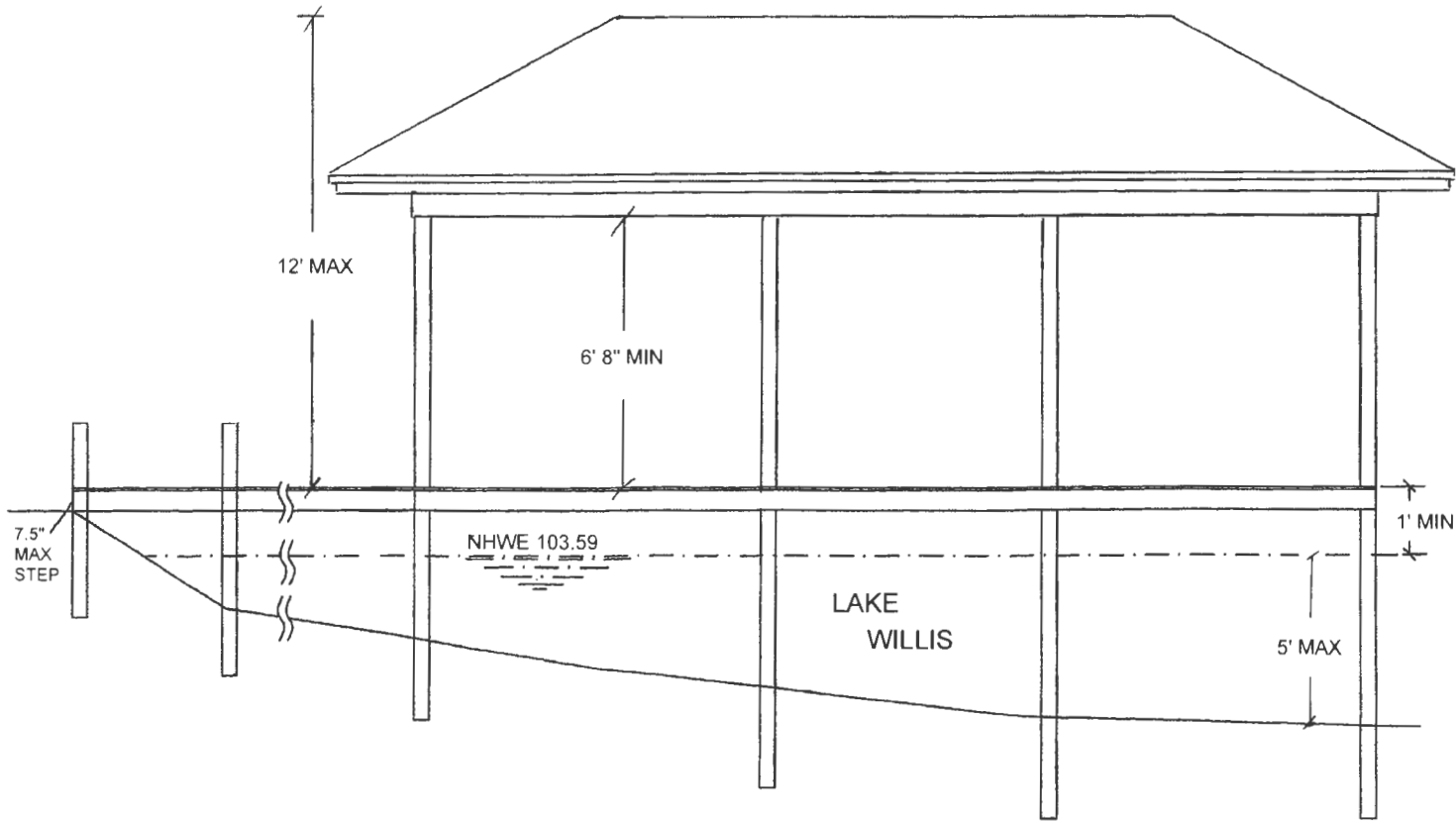
PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423  
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.  
 THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Blackburn Surveying, Inc.  
 L.S. # 8528  
 842 W. Highway 80  
 P.O. Box 120222  
 Clermont, Florida 34712  
 (352) 384-4417  
 Fax (352) 384-7058

SCALE: 1" = 40' APPROVED BY: DRAWN BY:  
 DATE: 12/12/2022  
 First Add. to Lake Willis Camps  
 ORANGE COUNTY, FLORIDA  
 PAGE NO. 1 DRAWING NO. 000102#0122



KLAWINSKI ELEVATION  
7000 LAKE WILLIS DRIVE  
ORLANDO, FL 32821







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## APPLICATION TO CONSTRUCT A BOAT DOCK APPLICATION FOR WAIVER

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(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

I Sheila Cichra on behalf of Bruce Klawinski (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 34 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.

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  Date: 03/24/2022

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

RECEIVED  
O.C. ENVIRONMENTAL  
PROTECTION DIVISION

2022 FEB 25 PM 1:02

Eric and Robin Leonard  
7014 Lake Willis Dr  
Orlando, FL 32821  
February 24, 2022

Orange County Environmental Protection Division  
3165 McCrory Place, Suite 200  
Orlando, FL 32803

re: Project #: BD-21-12-166

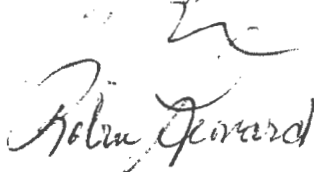
To Whom it May Concern,

We own the property immediately adjacent (west) to the project's subject property listed above. There are several concerns regarding the dock project affecting the security, value, and enjoyment of our property.

The subject property's lot is very narrow. As you know, Orange County Code specifies limits on dock sizes for lots. The proposed dock, being over 20% larger than the code limit, would not only disrupt the shoreline ecosystem but also cause an aesthetic imbalance. The proposed roof height, which is also above the code limit, would further cause the dock to tower over adjacent properties and overpower the lot. The length of the dock from the shoreline also seems excessive. At 56 feet, the dock is further from shore than almost all other docks on Lake Willis. At the terminal end, the dock would have a clear line of sight to our back yard. Also, the lake floor depth is likely over the 5 foot code limit. Next, the proposed, over-sized dock is planned to be placed close to our property line, existing dock, and seawall. While the proposed site plan set back is within the code limit of 10 feet for this lot size, the logic to use such set back for an over-sized dock makes no sense. The proposed dock design includes space for a large boat and jet skis. Ingress and egress of these vessels would cause substantial wake action and lake floor disruption very close to our shoreline, sea wall, and dock, potentially causing erosion and subsequent structural problems over time.

In summary, the proposed dock plan for the property next to us is too large for the lot and too close to our property, placing the shoreline ecosystem, our property's structural integrity, and the lakefront aesthetics at risk. We do not contest to the placement of a dock on the property. We simply would like the property owners to adhere to a reasonable dock and site plan as provided by the Orange County Code.

Yours sincerely,



Eric and Robin Leonard







## Interoffice Memorandum

**April 12, 2022**

**To:** Environmental Protection Commission

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

**Subject: Bruce and Nancy Klawinski Request for Waiver for Dock Construction Permit BD-21-12-166**

### **Reason for Public Hearing**

The applicants, Bruce and Nancy Klawinski, are requesting a dock construction permit with approval of a waiver to Orange County Code (Code), Chapter 15, Article IX, Section 15-342(b) (terminal platform size).

### **Location of Property/Legal Description**

The project site is located at 7000 Lake Willis Drive, Orlando, FL 32821 on Lake Willis in District 1. The Parcel ID Number is 14-24-28-4800-00-222.

### **Background**

On December 9, 2021, 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) to increase the terminal platform size from 734 to 864 square feet. Also included with the application was an Application for Variance to Section 15-342(e) to increase the maximum allowed roof height from 12 feet to 14 feet.

On March 24, 2022, EPD received correspondence from the applicants' Authorized Agent (agent), Ms. Sheila Ciehra, that the applicants had withdrawn their Application for Variance altogether and revised their Application for Waiver to only increase the terminal platform size from the allowed amount of 734 square feet to 768 square feet.

### **Public Notifications**

On January 20, 2022, Notices of Application for Waiver and Variance were sent to all shoreline property owners within a 300-foot radius of the property. The applicants, agent, and objectors were sent notices on April 11, 2022 to inform them of the April 27, 2022 Environmental Protection Commission meeting.

### **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 73.4 linear feet at the NHWE, allowing for a maximum terminal platform size of 734 square feet. The applicants are requesting a terminal platform of 768 square feet (34 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 34 square feet over the allowed limit.*"

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The applicant has agreed to make a mitigation payment of \$438 to the Conservation Trust Fund (CTF) to offset the additional shading impacts to Lake Willis associated with the larger terminal platform size should the waiver request be approved.

### **Objections**

On February 25, 2022, EPD received a letter from Eric and Robin Leonard, the owners of 7014 Lake Willis Drive, the property immediately adjacent to the applicants' western property line. In their letter, Mr. and Mrs. Leonard stated that "*the proposed dock, being over 20% larger than the code limit, would not only disrupt the shoreline ecosystem but also cause an aesthetic imbalance.*" The Leonards also expressed concern regarding the proposed roof height stating that it "*would further cause the dock to tower over adjacent properties and overpower the lot.*" Finally, the Leonards stated their concerns regarding the proposed length of the dock, the water depth, the setback distance, and potential erosion due to the mooring of boats and jet skis at the applicants' dock.

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### **Enforcement Action**

During a site inspection conducted as part of the review of the boat dock application, EPD observed what appeared to be a seawall along the shoreline of the applicants' property. Upon further review, it was discovered that a previous property owner, Mr. David Taylor, had obtained a permit in December 2014 from the Orange County Division of Building and Safety (#B14014742) for a retaining wall to be built five (5) feet landward of the Normal High Water Elevation (NHWE).

Based on review of permit B14014742 and field measurements taken by the applicants' agent, it was determined that the wall was built sometime in 2014 and was built one (1) foot landward of the NHWE. As constructed, the wall does not meet the definition of a retaining wall, but is rather a seawall, and a Shoreline Alteration / Dredge & Fill (SADF) permit is required.

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**Staff Recommendation**

Staff has evaluated the waiver request for compliance with the criteria for approval. The recommendation of the Environmental Protection Officer is to deny the request for waiver to Section 15-342(b) (terminal platform size). Although negative effects to the environment due to shading impacts from the excess terminal platform size would be offset by a mitigation payment of \$438 to the CTF, pursuant to Section 15-350(a)(2)(1), the applicants have not sufficiently demonstrated that there will be no negative effect on the abutting shoreline owners pursuant to Section 15-350(a)(2)(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 waiver request is not consistent 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 734 to 768 square feet for the Bruce and Nancy Klawinski Dock Construction Permit BD-21-12-166. District 1**

HD/NT/TMH/ERJ/DJ:jk

Attachments



# Dock Construction Application for Waiver



## Dock Construction Application for Waiver

**BD-21-12-166**

**District #1**

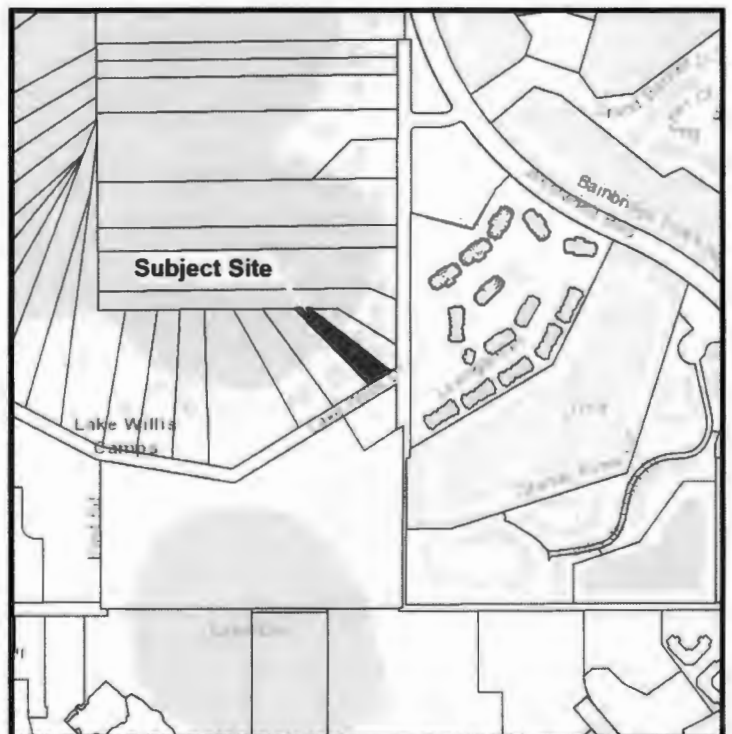
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**Address:** 7000 Lake Willis Dr.  
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**Parcel ID:** 14-24-28-4800-00-222

**Project Site** 

**Property Location** 





# **KLAWINSKI SITE PLAN** **7000 LAKE WILLIS DRIVE** **ORLANDO, FL 32821**

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BARRIER

GRAPHIC SCALE

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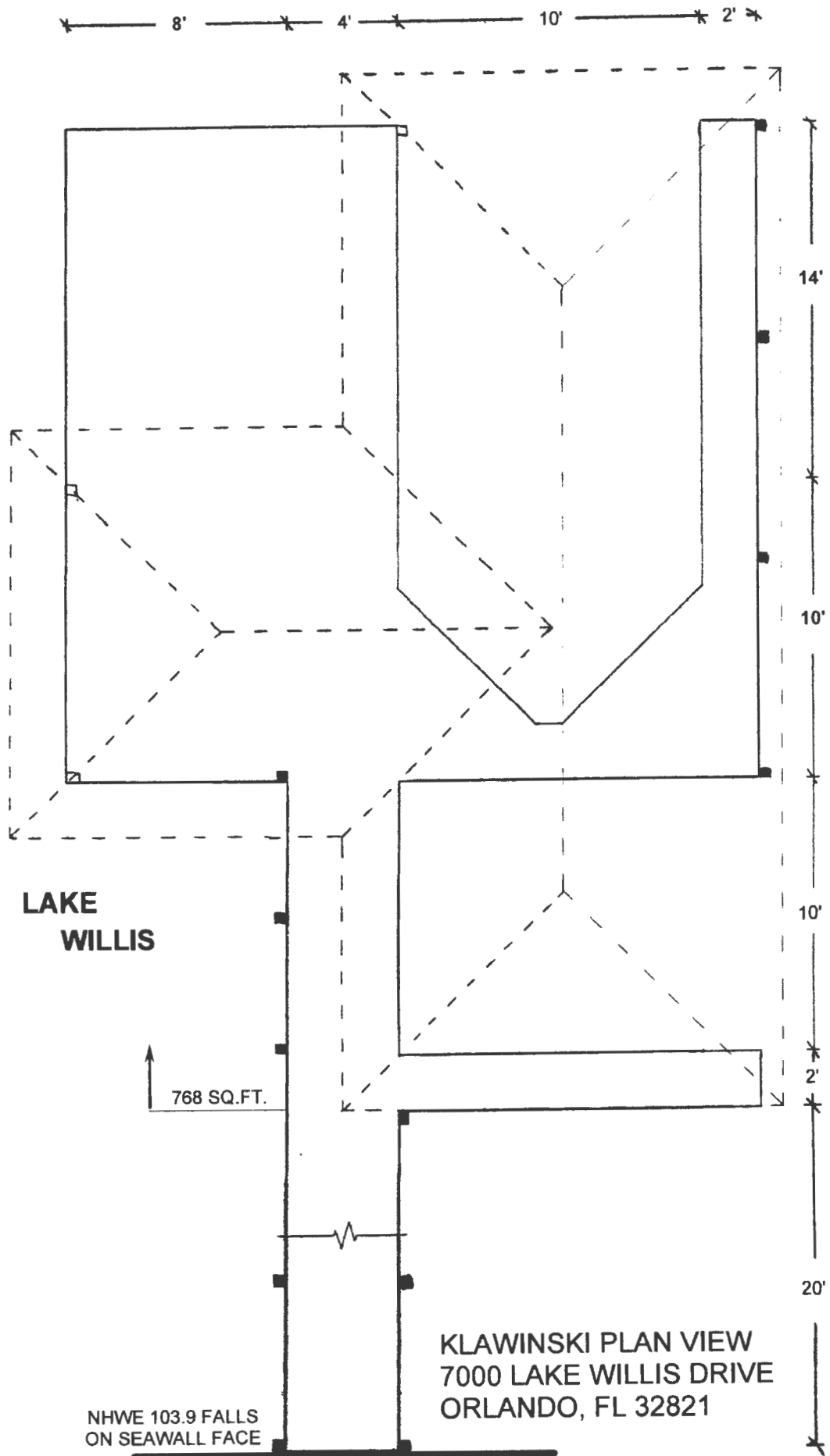
Revised 1/12/2022 to revised NWRE and add length of shoreline  
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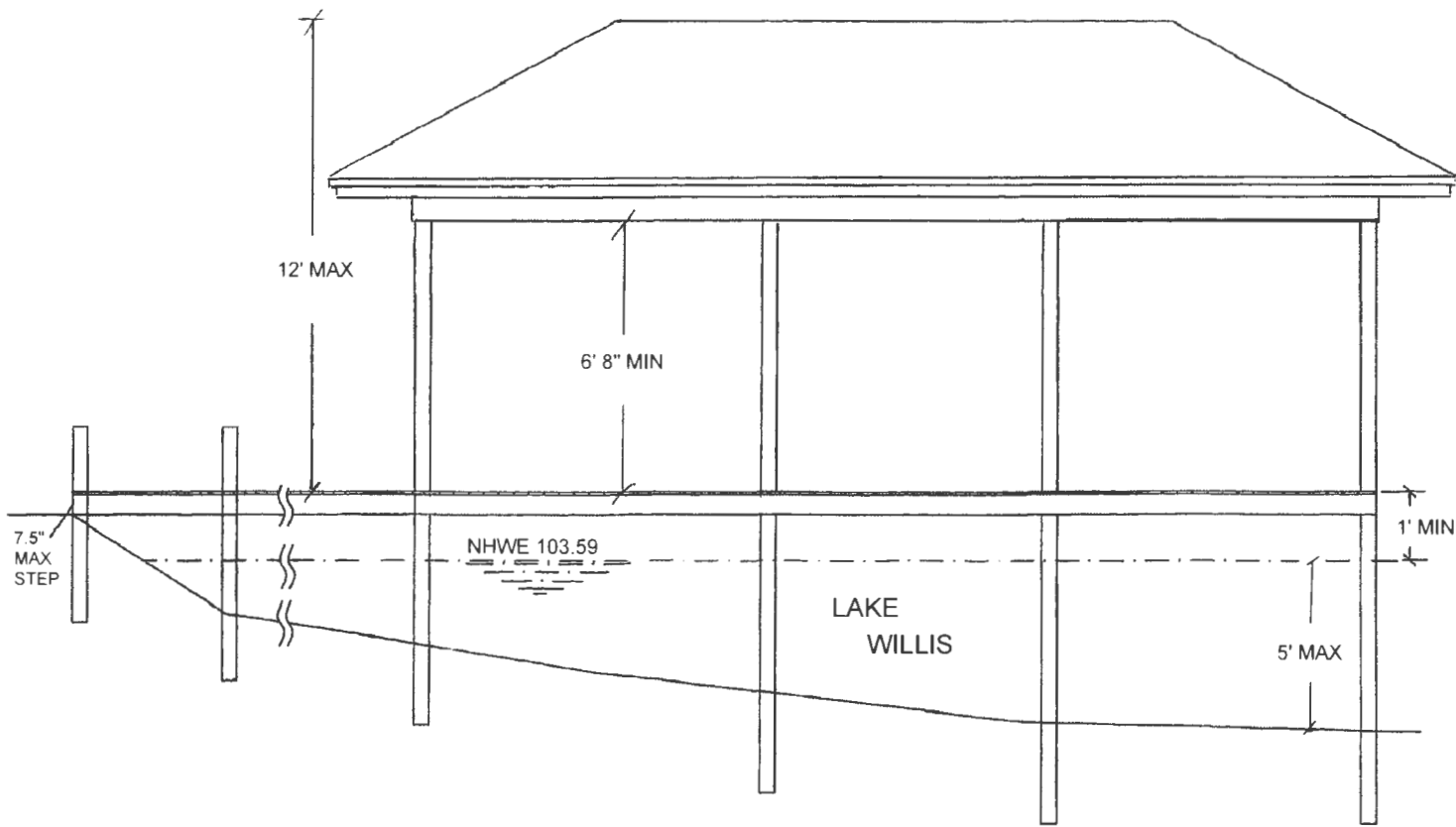
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 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.  
 THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Blackburn Surveying, Inc.  
 L.S. # 6550  
 645 W. Highway 80  
 P.O. Box 121022  
 Clermont, Florida 34712  
 (352) 384-4417  
 Fax (352) 384-7058

SCALE: 1" = 40' FT.  
 DATE: 12/14/2024  
 DRAWN BY: JMK  
 CHECKED BY: JMK  
 APPROVED BY: JMK  
 First Add. to Lake Willis Camps  
 ORANGE COUNTY, FLORIDA  
 PAGE NO. 1 DRAWING NO. 2024-08-022



KLAWINSKI ELEVATION  
7000 LAKE WILLIS DRIVE  
ORLANDO, FL 32821





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## APPLICATION TO CONSTRUCT A BOAT DOCK APPLICATION FOR WAIVER

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(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

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The proposed structure will not adversely affect the adjacent property owner's view or navigability.

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: 03/24/2022

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

RECEIVED  
O.C. ENVIRONMENTAL  
PROTECTION DIVISION

2022 FEB 25 PM 11:02

Eric and Robin Leonard  
7014 Lake Willis Dr  
Orlando, FL 32821  
February 24, 2022

Orange County Environmental Protection Division  
3165 McCrory Place, Suite 200  
Orlando, FL 32803

re: Project #: BD-21-12-166

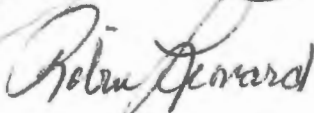
To Whom It May Concern,

We own the property immediately adjacent (west) to the project's subject property listed above. There are several concerns regarding the dock project affecting the security, value, and enjoyment of our property.

The subject property's lot is very narrow. As you know, Orange County Code specifies limits on dock sizes for lots. The proposed dock, being over 20% larger than the code limit, would not only disrupt the shoreline ecosystem but also cause an aesthetic imbalance. The proposed roof height, which is also above the code limit, would further cause the dock to tower over adjacent properties and overpower the lot. The length of the dock from the shoreline also seems excessive. At 56 feet, the dock is further from shore than almost all other docks on Lake Willis. At the terminal end, the dock would have a clear line of sight to our back yard. Also, the lake floor depth is likely over the 5 foot code limit. Next, the proposed, over-sized dock is planned to be placed close to our property line, existing dock, and seawall. While the proposed site plan set back is within the code limit of 10 feet for this lot size, the logic to use such set back for an over-sized dock makes no sense. The proposed dock design includes space for a large boat and jet skis. Ingress and egress of these vessels would cause substantial wake action and lake floor disruption very close to our shoreline, sea wall, and dock, potentially causing erosion and subsequent structural problems over time.

In summary, the proposed dock plan for the property next to us is too large for the lot and too close to our property, placing the shoreline ecosystem, our property's structural integrity, and the lakefront aesthetics at risk. We do not contest to the placement of a dock on the property. We simply would like the property owners to adhere to a reasonable dock and site plan as provided by the Orange County Code.

Yours sincerely,



Eric and Robin Leonard







ENVIRONMENTAL PROTECTION DIVISION  
David D. Jones, P.E., CEP, Manager  
3165 McCroby Place, Suite 200  
Orlando, FL 32803  
407-836-1400 • Fax 407-836-1499  
www.ocfl.net

ENVIRONMENTAL  
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ORANGE COUNTY  
ENVIRONMENTAL PROTECTION COMMISSION  
April 27, 2022

Applicants: Bruce and Nancy Klawinski

Permit Application Number: BD-21-12-166

Location/Address: 7000 Lake Willis Drive

**RECOMMENDATION:** Accept the findings and recommendation of the Environmental Protection Officer, and make a finding that the waiver request is not consistent 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 734 to 768 square feet for the Bruce and Nancy Klawinski Dock Construction Permit BD-21-12-166. 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 & recommendations of the EPO and approve the request for waiver.*

Signature of EPC Chairman: *Mark Ausley*

DATE EPC RECOMMENDATION RENDERED: 4-27-22