



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, April 22, 2025 * 6:30 PM

MINUTES

The Belle Isle Planning & Zoning Board met on April 22, 2025, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Thompson
Board member Squires
Board member Conduff
Board member Hobbs

Absent was:

District 1 - OPEN
District 2 - OPEN
Board member Holihan

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner April Fisher, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Vice Chairman Squires opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

2. Invocation and Pledge to Flag

Board member Hobbs gave the invocation and led the pledge to the flag.

Board member Squires moved to excuse Board member Holihan from today's meeting.

Board member Hobbs seconded the motion, which passed unanimously 4:0.

3. Approval of Minutes

- a. Approval of the P&Z Board Meeting Minutes – February 25, 2025
- b. P&Z Board Meeting on March 25, 2025, was canceled

Board member Lane moved to approve the minutes as presented.

Board member Hobbs seconded the motion, which passed unanimously.

4. Public Hearings

Planning and Zoning Case Number 2025-01-002: PURSUANT TO SECTION 48-33, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 48-32 (C) (1) TO ALLOW A DOCK AND WORK FOR AND ON A DOCK WITHIN A DRAINAGE AND UTILITY EASEMENT, SUBMITTED BY APPLICANT SHEILA CICHRA, ON BEHALF OF THE PROPERTY OWNER DANIEL JOSEPH MCCARTIN, LOCATED AT 3538 COUNTRY LAKES DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-4980-00-030.

City Manager Rudometkin read the Public Hearing case number 2025-01-002 by title.

Board member Squires called for the staff report.

City Planner April Fisher gave a summary of the project and said the property is unique, so the backyard of the property has to cross a drainage easement, and nothing can sit within that area. It meets the code for all other requirements and is not self-created. The application presented is to allow a boat dock to sit within a drainage and utility easement. Staff recommends approval of the requested variance to all the docks to be located within a drainage and utility easement, subject to the property owner executing an easement agreement with the City.

The applicant was sensitive to some needs of the adjacent property owner regarding the design, which is different from the prior submittal. The dock design has been changed to be elevated above the water and not affect the rights of the adjacent property owner.

Sheila Cicchra, the contractor representing the homeowner, agreed with the staff report represented by April Fisher. David McCartin agreed and had no further comment.

There being no further discussion, Board member Squires moved, pursuant to Belle Isle Code 42—64, 48-32(C)(1) to approve A DOCK AND WORK FOR AND ON A DOCK WITHIN A DRAINAGE AND UTILITY EASEMENT, SUBMITTED BY APPLICANT SHEILA CICHRA, ON BEHALF OF THE PROPERTY OWNER DANIEL JOSEPH MCCARTIN, LOCATED AT 3538 COUNTRY LAKES DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-4980-00-030 and subject to the applicant executing an easement agreement with the City.

Board member Thompson seconded the motion, which passed unanimously 4:0.

City Manager Rudometkin stated that the applicant has a 15-day appeal period before commencing with the permitting.

5. Public Hearings

Planning and Zoning Case Number 2025-02-003: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A) TO ALLOW AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

City Manager Rudometkin read the Public Hearing case number 2025-02-003 by title.

City Planner April Fisher gave a summary of the variance and said this application is to allow an attached 2-car carport to be built that will project into the required front yard building setback approximately three feet. The property is an irregular shape, resembling a triangle. There is an existing septic drain field in the side yard adjacent to the proposed carport location, and there is limited room for covered parking on the property. Due to the layout of the property, it is not self-created and seeking the minimum request for the design.

Staff recommends approval of the requested variance to allow an attached carport to project into the required front yard building setback, as outlined in the accompanying plan for this application.

Ms. Dawn Stockdale, homeowner, agreed with the staff's assessment. She gave a summary of prior layouts of the property and the current conceptual plan. At the advice of the Board, she collected 12 signatures from the neighboring homes for the record.

There being no further comments, Board member Conduff moved pursuant to Belle Isle Code 42—64, 50-73(A) TO APPROVE AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

Vice Chairman Squires seconded the motion, which passed unanimously 4:0.

Vice Chairman Squires stated that the applicant has a 15-day appeal period before commencing with the permitting.

6. Public Hearings

Planning and Zoning Case Number 2025-02-007: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A) AND SECTION 50-102 (A) (2) TO ALLOW AN ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND FROM SECTION 50-102 (A) (4) (E) TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

City Manager Rudometkin read the Public Hearing case number 2025-02-007 by title.

City Planner April Fisher gave a summary of the variance and said the property is in an irregular shape as it is surrounded on three sides by the lake. In essence, the portion of the front yard, where the proposed shed is to be located, functions like a side yard. It abuts the side yard of the next-door property. This application is to allow a shed to be located in the required front yard building setback area of a single-family lot. Reviewing the application, staff determined that the additional variance to allow more than two accessory buildings is not required for Board approval. There is only one other accessory building that meets the Land Development Code (LDC) definition for accessory, which is the pool pump house, because it exceeds 25 square feet in area. The irrigation pump house is only nine square feet in area, so it is not defined as an accessory building per LDC Sec. 50-102 (a) (1).

Staff recommends approval of the requested variance to allow a shed to be located in the required front yard building setback area of a single-family lot, consistent with the accompanying plan for this application.

The homeowner, Dirk Reiners, gave a summary of his project and agreed with the staff comments.

There being no further comment, Vice Chairman Squires moved pursuant to Belle Isle Code 42—64, 50-73(A) AND 50-102 (A) (2), TO APPROVE AN ACCESSORY SHED TO SIT IN THE REQUIRED FRONT YARD BUILDING SETBACK AREA, AND FROM SECTION 50-102 (A) (4) (E) TO ALLOW MORE THAN TWO ACCESSORY BUILDINGS PER LOT, SUBMITTED BY APPLICANT DIRK REINERS, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 5000 ST. DENIS COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-04-030.

Board member Conduff seconded the motion, which passed unanimously 4:0.

City Planner Fisher stated that the applicant has a 15-day appeal period before commencing with the permitting.

7. Other Business - na

8. Adjournment

There being no further discussion, Chairman Holihan moved to adjourn, which was unanimously approved at 7:01 pm.