



**CITY OF BELLE ISLE, FL**  
**CITY COUNCIL WORKSHOP**  
Held in City Hall Chambers 1600 Nela Avenue

Tuesday, November 07, 2023 \* 6:30 PM

**AGENDA**

**City Council Commissioners**

Nicholas Fouraker, Mayor

Vice-Mayor – Beth Lowell, District 5

District 1 Commissioner – Ed Gold | District 2 Commissioner – Anthony Carugno | District 3 Commissioner – Karl Shuck | District 4 Commissioner – Jason Carson | District 6 Commissioner – Stan Smith | District 7 Commissioner – Jim Partin

Welcome to the City of Belle Isle City Council workshop. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at [www.belleislefl.gov](http://www.belleislefl.gov). Workshops are working sessions and may not allow for public comment. Order and decorum will be preserved at all meetings. Personal, impertinent, or slanderous remarks are not permitted. Thank you for participating in your city government.

1. Call to Order
2. Discussion on JJs Request for a 12% Solid Waste Increase
3. Discussion to Mitigate Contractors Trash and City Landscaper (potentially) Illegally Dumping
4. Discussion of Sienna Place Solid Waste Contract Fees
5. Proposed Remedies on Waltham Avenue from CCA
  - a. Proposed Remedies on Waltham
6. Discussion of Maintenance of Lancaster House
7. Discussion for Continuance of Sidewalk Contract
8. Next Steps for the Belle Isle Boat Dock Location
  - a. PD Boat Dock Criteria
9. Live Local Update
10. Pioneer Days Acoustic Stage Sponsorship 2024
  - a. Pioneer Days Sponsorship Form
11. Adjournment

### Proposed Remedies on Waltham Avenue from CCA

- CCA will be adding new cameras around the perimeter of the entire campus while being careful not to include residents' private property.
- CCA will hand out discipline for any student drivers causing safety issues or dangerous driving. This includes referrals up to losing driving privileges to CCA. The school has plans to speak to students who drive to school to advise them of the consequences if there are any issues concerning their driving in and around campus.
- CCA will send out information in multiple ways, including on the CCA chatter page, listing information on the school web page, and sending out information through email and actual handouts to parents and students. The included information covers the driving and parking issues around the school. Mr. Brooks stated he had received complaint phone calls from the apartment complex at Wallace/Randolph intersection. The complaint is that school people park and pick up students in their parking lot. Mr. Brooks would also like to address the parents parking south of that intersection to pick up students. Parents are lining both sides of the roadway to avoid car lines.
- CCA is looking into hiring an off-duty OCSO to enforce traffic violations on the county roadways.

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### Staff

- PD will start informing residents around the school about the proposed remedies. If any resident reports any issue to the police department, we will thoroughly investigate the matter and forward it to the school for disciplinary action if necessary.
- PD suggests eliminating parking on Waltham completely during special events.



# CITY OF BELLE ISLE, FLORIDA

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## Zoning Department: Staff Analysis

October 17, 2023

**City Project:** Belle Isle Police Department Boat Dock Locations – Zoning Analysis

**Background:** In July, the Belle Isle Police Department requested a dock site for stationing their watercraft vehicles for patrolling and security purposes on Lake Conway. The Council and Mayor reviewed potential locations for the dock and submitted input on the preferred sites. Two sites obtained a majority vote: 5501 McCawley Court and Wallace Beach.

Belle Isle code section 48-32 outlines the design criteria for boat docks. City Staff reviewed two properties to determine a dock's buildability per City code requirements. Section 48-32 has three subsections for government-owned boat docks. General zoning requirements for dock designs include height, length, terminal platform size, access walkway width, dock width, proposed structure location, roof pitch, and additional restrictions. City Staff outlines specific zoning standards for a police dock on 5501 McCawley Court and Wallace Beach.

Each proposed dock site conflicts with more than one zoning requirement under section 48-32. The City Council may exempt the city from the requirements of the land development code with a super-majority vote, except as otherwise prohibited by the City Charter or Code of Ordinances following section 41-3. The exceptions must be determined to be in the citizens' best interest and not detrimental to public health, safety, and welfare.

The City needs an official property survey to verify the linear shoreline measurement, the normal high-water elevation of Lake Conway, and easement information for final zoning review and approval with a building permit. The zoning analysis of each dock does not include legal review or input.



# CITY OF BELLE ISLE, FLORIDA

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## Zoning Department: Staff Analysis

### 5501 McCawley Court

#### Major Zoning Considerations for Dock Designs

1. Setbacks. Under section 48-32 (a) (1), public boat docks must have a minimum 25-foot side setback. **According to Orange County Property Appraiser, the property has a linear shoreline frontage of 50 feet. The proposed dock requires a variance to build a dock per the setback requirement.**
2. Total Area. Under section 48-32 (a) (3), the allowable terminal platform size is based on the linear shoreline frontage. **If the linear shoreline frontage for the property is 50 feet, the maximum terminal platform size is 500 square feet, which includes the roof overhang dimensions.**
3. Location of Docks.
  - a. Dock Extension. Under section 48-32 (a) (6) (a), no dock can extend greater than 15 feet lakeward of an existing dock within 300 feet of the proposed location. **There are five existing docks neighboring this property. The code makes no consideration for exceptions to this dock extension requirement including shoreline typography.**
  - b. Public Dock and Land Ownership. Under section 48-32 (a) (6) (e), a dock owned by the government must be adjacent and attached upland to a government-owned property.
  - c. Dock Width. Under section 48-32 (a) (6) (i), a dock cannot extend across more than 50 percent of the linear shoreline footage. **Per code, the dock cannot extend more than 25 feet in width.**
4. Additional restrictions for dock designs.
  - a. No dock or work for or on a dock can be within easements for ingress, egress and drainage held by individuals or the general public. **A property survey is necessary to determine dedicated easements onsite.**
  - b. No enclosed sidewalls are permitted on any dock.
  - c. Storage lockers are prohibited on publicly owned docks. **BIPD wants storage locker(s) for the proposed dock.**
  - d. Dock design must meet state and federal laws and regulations, and it cannot create unreasonable interference with the riparian or littoral rights of one or more nearby property owners or the general public, as determined by the City.



# CITY OF BELLE ISLE, FLORIDA

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## Zoning Department: Staff Analysis

### Wallace Beach

#### *Major Zoning Considerations for Dock Designs*

1. Setbacks. Under section 48-32 (a) (1), public boat docks must have a minimum 25-foot side setback. **According to Orange County Property Appraiser, the property has a linear shoreline frontage of 60 feet. A proposed dock requires a variance per the setback requirement should the dock design exceed 10 feet of the linear shoreline.**
2. Total Area. Under section 48-32 (a) (3), the allowable terminal platform size is based on the linear shoreline frontage. **If the linear shoreline frontage for the property is 60 feet, the maximum terminal platform size is 600 square feet, which includes the roof overhang dimensions.**
3. Location of Docks.
  - a. Dock Extension. Under section 48-32 (a) (6) (a), no dock can extend greater than 15 feet lakeward of an existing dock within 300 feet of the proposed location. **There are four existing docks neighboring this property. The code makes no consideration for exceptions to this dock extension requirement including shoreline typography.**
  - b. Public Dock and Land Ownership. Under section 48-32 (a) (6) (e), a dock owned by the government must be adjacent and attached upland to a government-owned property.
  - c. Dock Width. Under section 48-32 (a) (6) (i), a dock cannot extend across more than 50 percent of the linear shoreline footage. **Per code, the dock cannot extend more than 30 feet in width.**
4. Additional restrictions for dock designs.
  - a. No dock or work for or on a dock can be within easements for ingress, egress and drainage held by individuals or the general public. **Orange County government maintains a 15-foot drainage easement within the Wallace Street Right-of-Way. No building or structure can be built or constructed within the easement, and cannot interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.**
  - b. No enclosed sidewalls are permitted on any dock.
  - c. Storage lockers are prohibited on publicly owned docks. **BIPD want storage locker(s) for the proposed dock.**
  - d. Dock design must meet state and federal laws and regulations, and it cannot create unreasonable interference with the riparian or littoral rights of one or more nearby property owners or the general public, as determined by the City.

City of Belle Isle Proposed Boat Dock Locations

Aug-23

	PROPOSED LOCATIONS	GOLD	CARUGNO	SHUCK	HOLIHAN	LOWELL	SMITH	PARTIN	MAYOR
0	Cross Lake Park								
0	Daetwyler Shores Community Property								
0	Homewood (2104)								
0	Peninsular Park								
0	Perkins Boat Ramp								
0	Swann Beach								
1	Delia Beach	x							
1	Homewood (2408)						x		
2	Alsace Court (vacated land)		x						x
2	Cove Drive (Cheslock Home)				x				x
2	Sunoco Station					x			x
2	Partin dock pay for enhancements as needed	x						x	
3	McCauley (5501)		x		x*	x	x		
6	Wallace Beach	x	x		x	x	x	x	

\*Only if there are no tenants and is a tear down



a.

INSTR 20050597952  
OR BK 08170 PG 4521 PGS=5  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
09/02/2005 12:02:47 PM  
REC FEE 44.00

ACCEPTED AND APPROVED BY THE REAL  
ESTATE MANAGEMENT DIVISION ON  
BEHALF OF ORANGE COUNTY, FLORIDA

APR 20 2005

BY: *Ann Caswell*  
ASSISTANT MANAGER

Instrument: 808.1  
Project: Randolph Avenue Drainage Improvements

**DRAINAGE EASEMENT**

THIS INDENTURE, Made this 1<sup>st</sup> day of February A.D., 2005,  
between City of Belle Isle, a Municipal Corporation under the laws of the state of Florida, having its principal  
place of business in the City of Belle Isle, County of Orange, whose address is  
1600 Nela Avenue, Belle Isle, FL. 32809,  
GRANTOR, and ORANGE COUNTY, FLORIDA, whose post office address is Box 1393, Orlando, Florida  
32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$ 1.00 and other  
valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby  
give and grant to the GRANTEE and its assigns, an easement for drainage purposes, with full authority to  
enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch,  
pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number: unassigned

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees,  
undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage  
ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs,  
successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create  
any buildings or other structures on the herein granted easement that may interfere with the normal operation  
or maintenance of the drainage ditch, pipe, or facility.

Instrument: 808.1

AGENT & BCC  
RETURN TO REAL ESTATE  
MANAGEMENT DIVISION

7

Project: Randolph Avenue Drainage Improvements

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by William G. Brooks, Mayor, and its seal to be affixed, attested by Belinda Bateman, City Clerk, dated this 1 day of February, 2005.

Signed, sealed, and delivered in the presence of:

City of Belle Isle

1600 Nela Avenue  
Post Office Address

Orlando, FL 32809

Witnesses:

Nikki Bryan  
As to City of Belle Isle

BY: [Signature]  
Mayor

Nikki Bryan  
Printed Name

William G. Brooks  
Printed Name

Miriam Rodriguez  
As to City of Belle Isle

ATTEST: [Signature]  
City Clerk

Miriam Rodriguez  
Printed Name

Belinda L. Bateman  
Printed Name

APPROVED AS TO FORM AND LEGALITY For the use and reliance of the City of Belle Isle, Florida only.

Feb. 2, 2005

(Seal)

[Signature]  
City Attorney  
Belle Isle, Florida

J. F. Bennett  
Printed Name



Instrument: 808.1  
Project: Randolph Avenue Drainage Improvements

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 1<sup>st</sup> day of February A.D., 20 05, before me personally appeared William G. Brinks and Belinda L. Bateman respectively Mayor and City Clerk of the City of Belle Isle, a Municipal Corporation under the laws of the State of Florida, to me known to be, or who have each produced n/a and n/a as identification, and did (did not) take an oath, the individuals and officers described in and who executed the foregoing instrument on behalf of said City of Belle Isle and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of said Municipal Corporation is duly affixed thereto, and the said instrument is the act and deed of said Municipal Corporation.

Witness my hand and official seal this 1<sup>st</sup> day of February, 20 05.

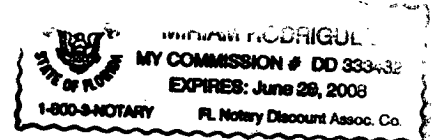
(Notary Seal)

Miriam Rodriguez  
Notary Signature

Miriam Rodriguez  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:



**This instrument prepared by:**  
R. L. Corriveau, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

\\cogovsr03\REMFiles\Project Document Files\1\_Misc. Documents\R\Randolph Ave Drainage Improvements - 808.1 DE.doc 6/3/03 pb

PURPOSE: DRAINAGE EASEMENT  
PARCEL No.: 808  
ESTATE:

**SCHEDULE "A"**  
**LEGAL DESCRIPTION**

a.

A PORTION OF WALLACE STREET AND LAKE CONWAY AS SHOWN ON THE SUBDIVISION OF HARNEY HOMESTEAD AS RECORDED IN PLAT BOOK C PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 16, SUBDIVISION OF HARNEY HOMESTEAD AS RECORDED IN PLAT BOOK C PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°35'27" EAST ALONG THE NORTH LINE OF SAID LOT 16 FOR A DISTANCE OF 515.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MATCHETT ROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 06°18'45" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF MATCHETT ROAD FOR A DISTANCE OF 15.08 FEET TO A POINT ON A LINE 15 FEET NORTH OF AND PARALLEL WITH AFOREMENTIONED NORTH LINE OF LOT 16; THENCE RUN NORTH 89°35'27" EAST ALONG A LINE 15 NORTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 16 AND THE EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 776.68 FEET; THENCE RUN SOUTH 00°24'33" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF AFOREMENTIONED LOT 16; THENCE RUN SOUTH 89°35'27" WEST ALONG THE NORTH LINE OF SAID LOT 16 AND THE EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 775.13 FEET TO THE POINT OF BEGINNING; CONTAINING 11,639 SQUARE FEET OR 0.267 ACRES, MORE OR LESS.


**GENERAL NOTES:**

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND OR RIGHT-OF-WAY RECORDS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM, THE LINE BETWEEN ORANGE COUNTY CONTROL POINTS GIS-0459 SNOOPY AND GIS-1456 RESET 8/30/90 HAVING A BEARING OF SOUTH 89°54'33" EAST.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

PAGE 1 OF 2

For: ORANGE COUNTY, FLORIDA  
STORMWATER MANAGEMENT DIVISION  
Date: MAY 7, 2003  
Project No.: C12-01  
Drawn: WEB Chkd.: HPV

**LEGAL DESCRIPTION**  
**FOR**  
**RANDOLPH AVENUE**  
**DRAINAGE PROJECT**

 **GEODATA CONSULTANTS, INC.**  
**SURVEYING & MAPPING**  
2700 WESTHALL LANE  
SUITE 137  
MAITLAND, FLORIDA 32751  
VOICE: (407) 660-2322 FAX: 660-8223  
Land Surveyor Business License No. 8556

**SKETCH OF DESCRIPTION**  
NOT A BOUNDARY SURVEY  
PURPOSE: DRAINAGE EASEMENT

LAKE CONWAY

S 00°24'33" E  
15.00'

1" = 150'

APPROXIMATE EDGE OF WATER

EASTERLY EXTENSION, NORTH LINE LOT 16

15.00'

NORTH LINE LOT 16

WALLER SUBDIVISION  
PLAT BOOK 26 PAGE 105

PARCEL 808  
PROPOSED DRAINAGE EASEMENT  
11,639 SQUARE FEET 0.267 ACRES

NORTHERLY EXTENSION, EAST RIGHT  
OF WAY LINE, MATCHETT ROAD

POINT OF BEGINNING

EAST RIGHT OF WAY LINE

N 06°18'45" W  
MATCHETT ROAD  
50' RIGHT OF WAY

N 06°18'45" W  
15.08'

LOT 16

SUBDIVISION OF HARNEY HOMESTEAD  
PLAT BOOK C PAGE 53

SUBDIVISION OF HARNEY HOMESTEAD  
PLAT BOOK C PAGE 53

WALLACE STREET  
60' RIGHT OF WAY

N 89°35'27" E  
515.17'

POINT OF COMMENCEMENT  
NORTHWEST CORNER LOT 16  
SUBDIVISION OF HARNEY HOMESTEAD  
PLAT BOOK C PAGE 53

KEEN-CASTLE  
A SUBDIVISION  
PLAT BOOK P PAGE 1

PAGE 2 OF 2

For: ORANGE COUNTY, FLORIDA  
STORMWATER MANAGEMENT DIVISION

Date: MAY 7, 2003

Project No.: C12-01

Drawn: WEB Chkd.: HPV

CERTIFICATION:  
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL  
DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET  
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472  
OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*[Signature]*  
H. Paul deVivo, Professional Land Surveyor No. 4990 DATE 5-8-03



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**  
2700 WESTHALL LANE  
SUITE 137  
MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223  
Land Surveyor Business License No. 0526



2023-2024 SPONSORSHIP & ADVERTISEMENT REGISTRATION

Thank you for your interest in being a sponsor for and during our 51st year celebrating "Wheels of Time". After completing this registration, please return with payment and artwork to: PCPD, P.O. Box 593175, Orlando, FL 32859-3175. If you have any questions, please call us at 407-427-9692 or email pinecastlepioneerdays@hotmail.com.

TELL US ABOUT YOURSELF!

Name & address [Empty box]

Phone(s): [Empty box]

Email address: [Empty box]

SPONSORSHIP PACKAGES

- Soundstage Sponsor - \$1,000
Wagon Ride Sponsor - \$1,000
Acoustic Stage Sponsor - \$600
Train Ride Sponsor - \$600
Bounce House Sponsor - \$500
General Sponsor - \$300

RATES FOR MAGAZINE AD ONLY: Note full-color selections (\*) are subject to availability.

- Full color\* back cover - \$1,000
Full color\* inside front cover - \$1,000
Full color\* inside back cover - \$1,000
Full page (black & white) - \$500
Half Page (horizontal or vertical) - \$275
Third Page (horizontal or vertical) - \$200
Quarter Page - \$150
Eighth Page (business card) - \$50

DEADLINE FOR MAGAZINE AD ARTWORK IS DECEMBER 30, 2023.

\* Any sponsor returning artwork by November 15, 2023, will receive complimentary ad space in our 2023 "This Day in History" calendar to be printed in time for Christmas gift giving.
\* Magazines will be printed & distributed at the end of January 2024, and at the front gate during the festival weekend.
\* Sponsor banners must be received by February 23, 2024 (the Friday preceding the festival weekend). Call or email as directed at top to make pick-up/drop-off arrangements.