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**NOTICE OF PUBLIC MEETING**  
**January 23, 2018- 6:30 PM**

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**CITY OF BELLE ISLE**  
**PLANNING AND ZONING BOARD REGULAR SESSION**

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Appointment of Chairman (per Sec 42-32(c1))
3. Appointment of Vice Chair (per Sec 42-32(c1))
- 4.** **PUBLIC HEARING CASE #2018-01-004** - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (7) AND SEC. 50-102 (B) (16), THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE A FENCE EXCEEDING FOUR FEET IN HEIGHT WITHIN 35 FEET OF THE 86.9 CONTOUR LINE OR THE NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT STEVE AND CARA READ, LOCATED AT 6401 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-060. THE APPLICANT IS REQUESTING APPROVAL OF A SIX-FOOT HIGH FENCE.
- 5.** **PUBLIC HEARING CASE #2017-08-025** (CONTINUED FROM SEPTEMBER 26, 2017) - PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO BUILD A 730 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT, SUBMITTED BY APPLICANT SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23- 30-4389-04-050.
6. Other Business
7. Adjourn

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based, Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



April Fisher, AICP  
[fisherpds@outlook.com](mailto:fisherpds@outlook.com)  
407-494-8789

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January 12, 2018

**Variance Application:** 6401 Gibson Drive

**Applicant Request:** Variance to allow a fence taller than four feet within 35 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway. The applicant is seeking approval for a six-foot high fence.

**Existing Zoning/Use:** R-1-AA/ single-family home

**Review Comments**

This variance application seeks a variance from Sec. 50-102 (b) (7) to allow a fence taller than four feet within 35 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway. The code expressly prohibits fences or walls higher than four feet within this area. The applicant is seeking a variance to allow a 6-foot fence to replace their existing fence.

The board in granting an application for the variance may consider as justifying criteria, the following from Sec. 50-102 (b) (16):

1. A difference in grade between the property upon which the fence will be installed and the immediately adjacent property;
2. The height or construction materials of already existing abutting walls or fences; and/or
3. Conditions existing upon or occupational use of adjacent property creating an exceptional privacy or security need of applicant.

The requirements of Sec. 42-64 (1) except for subsections 42-64 (1) (d) and (1) (f) shall otherwise be met.

The applicant has provided information supporting the variance request. Please see this information enclosed with this agenda item packet.

**Staff Recommendation**

There is a special circumstance with this property as it abuts Delia Park to the North, a public park; this is not a personal hardship caused by the applicant. The application supports the criteria from Sec. 50-102 (b) (16) (3), regarding privacy and security needs of the applicant. Because it is abutting the park, the request would not harm the neighborhood or be detrimental to public welfare as it will not be directly impacting an adjacent neighbor's viewshed. Additionally, it is the minimum variance necessary. The applicant has a right by Code to install an eight-foot high fence on the subject property line, outside of the 35-foot Lake Conway zone, due to abutting the public park. In this 35-foot Lake Conway zone portion of the property, the applicant is only seeking to go to six feet in height instead of requesting eight feet. A six-foot high fence is a standard fence height. Staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) (3) and the required criteria in Sec. 42-64 (1).

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## NOTICE OF PUBLIC MEETING

JANUARY 23, 2018 – 6:30PM

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### CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### ITEM 4

#### MEMORANDUM

TO: Planning and Zoning Board

DATE: January 23, 2018

**PUBLIC HEARING CASE #2018-01-004 - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (7) AND SEC. 50-102 (B) (16), THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE A FENCE EXCEEDING FOUR FEET IN HEIGHT WITHIN 35 FEET OF THE 86.9 CONTOUR LINE OR THE NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT STEVE AND CARA READ, LOCATED AT 6401 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-060. THE APPLICANT IS REQUESTING APPROVAL OF A SIX-FOOT HIGH FENCE.**

#### Background:

1. On January 3, 2018, Steve and Cara Read submitted the application and required paperwork.
2. On January 12, 2018 the City Planner provided Staff comments and required revisions to the application.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 12, 2018.
4. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 13, 2018 Orlando Sentinel.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

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#### SAMPLE MOTION TO APPROVE:

"I move, the criteria of **CODE SEC. 50-102 (B) (7) AND SEC. 50-102 (B) (16)** of the Belle Isle Land Development Code having been met to approve this request for a variance **TO PLACE A FENCE EXCEEDING FOUR FEET IN HEIGHT WITHIN 35 FEET OF THE 86.9 CONTOUR LINE OR THE NORMAL HIGH WATER ELEVATION OF LAKE CONWAY** on the property described as **6401 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-060**, Orange County, FL.

#### SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) Subsections: [STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED] **having NOT been met**; *[may be used in addition to above or alone]* to deny this request for a variance **TO PLACE A FENCE EXCEEDING FOUR FEET IN HEIGHT WITHIN 35 FEET OF THE 86.9 CONTOUR LINE OR THE NORMAL HIGH WATER ELEVATION OF LAKE CONWAY** on the property described as **6401 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-060**, Orange County, FL.

**SUBSECTION (D)**, literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 1/3/18

P&Z CASE #: 2018-01-004

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: \_\_\_\_\_

APPLICANT: Steve + Cara Read

OWNER: Steve + Cara Read

ADDRESS: 6401 Gibson Dr  
Belle Isle, FL 32809

PHONE: 407-421-2033 or 407-701-1191

PARCEL TAX ID #: 24-23-29-0600-01-060

LAND USE CLASSIFICATION: O130 ZONING DISTRICT: R-1-AA

DETAILED VARIANCE REQUEST: We ARE replacing our current  
6' wood fence that was damaged during Irma with a  
PVC solid fence that we want 6' from the water line  
UP 35' (Zoning says height of 4' in this area). Keeping height  
the same  
as current  
damaged  
fence.  
This  
line is  
adjacent  
to Delia  
Park.

SECTION OF CODE VARIANCE REQUESTED ON: \_\_\_\_\_

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

[Signature]  
APPLICANT'S SIGNATURE

[Signature]  
OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

1/4/18  
Date Paid

4715  
Check/Cash

HBP  
Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

Council Action: \_\_\_\_\_



**CITY OF BELLE ISLE,  
FLORIDA**

1600 Nela Avenue  
Belle Isle, Florida 32809  
(407) 851-7730 • FAX (407) 240-2222  
[www.cityofbelleislefl.org](http://www.cityofbelleislefl.org)

Mayor  
Lydia Pisano

City Manager  
Bob Francis

Planning & Zoning  
Board

Nicholas Fouraker  
Chairman  
District 7

David Woods  
Vice Chairman  
District 1

Chris Shenefelt  
District 2

Shawn Jervis  
District 3

Gregg Templin  
District 4

Rainey Lane  
District 5

Russell Cheezum  
District 6

January 12, 2018

«Parcel»  
«FullName»  
«FullName2»  
«Address»  
«City», «STZip»

**APPLICANT:** STEVE AND CARA READ  
**P&Z CASE** 2018-01-004  
**REQUEST** 6401 GIBSON DRIVE, BELLE ISLE, FL 32809  
**PARCEL** #24-23-29-0600-01-060

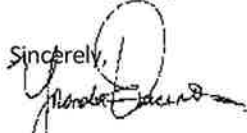
Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, January 23, 2018 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

**PUBLIC HEARING CASE #2018-01-004 - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (7) AND SEC. 50-102 (B) (16), THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE A FENCE EXCEEDING FOUR FEET IN HEIGHT WITHIN 35 FEET OF THE 86.9 CONTOUR LINE OR THE NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT STEVE AND CARA READ, LOCATED AT 6401 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-060. THE APPLICANT IS REQUESTING APPROVAL OF A SIX-FOOT HIGH FENCE.**

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely,  


Yolanda Quiceno  
CMC-City Clerk

P&Z Board meeting - January 23, 2018  
6401 Gibson Drive Case No. 2018-01-004

Parcel	FullName	FullName2	Address	City	Zip
292313000000044	TITF		3900 COMMONWEALTH BLVD	TALLAHASSEE	FL 32399
2923240600001010	NEUMANN DENNIS A	NEUMANN DEBORA K	6305 GIBSON DR	BELLE ISLE	FL 32809
2923240600001030	MEINER SAM C	MEINER ELEANOR E	6319 GIBSON DR	BELLE ISLE	FL 32809
2923240600001060	READ STEPHEN W		6401 GIBSON DR	BELLE ISLE	FL 32809
2923240600001080	MILES LAURENCE FRANCIS	MILES MINDY	6409 CAY CIR	BELLE ISLE	FL 32809
2923240600001100	ALLEN LARRY A	ALLEN DOROTHY J	6415 CAY CIR	BELLE ISLE	FL 32809
2923240600001120	POLK JUNE G		6421 CAY CIR	BELLE ISLE	FL 32809
2923240600002040	ELFERDINK LAWRENCE A		6320 GIBSON DR	BELLE ISLE	FL 32809
2923240600002090	ALLISON K LLC		6305 GIBSON DR	BELLE ISLE	FL 32809
2923240600005010	BALL HAYES S	BALL JEANELL K	1508 DELIA AVE	BELLE ISLE	FL 32809
2923240600005031	HARRIS ANGELA		6415 STOCKBRIDGE AVE	BELLE ISLE	FL 32809
2923240600005060	NALLEY RICHARD A	NALLEY BRENDA L	6421 STOCKBRIDGE AVE	BELLE ISLE	FL 32809
2923240600005240	HOLMES CAROL H RAMIREZ		6430 GIBSON DR	BELLE ISLE	FL 32809
2923240600005260	CREWS JAMES KYLE	CREWS JESSICA	6422 GIBSON DR	BELLE ISLE	FL 32809
2923240600005280	GOODENOW THOMAS M	LOVELACE-GOODENOW DINA	6416 GIBSON DR	BELLE ISLE	FL 32809
2923240600005300	ROBERT B FRINCKE JR REVOCABLE TRUST	C/O ROBERT B FRINCKE JR TRUSTEE	6406 GIBSON DR	BELLE ISLE	FL 32809
2923240600006010	BRYANT C MICHELE		407 N HYER AVE	ORLANDO	FL 32803

# Property Record - 24-23-29-0600-01-060

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary

### Property Name

6401 Gibson Dr

### Names

Read Stephen W

### Municipality

BI - Belle Isle

### Property Use

0130 - Sfr - Lake Front

### Mailing Address

6401 Gibson Dr  
Belle Isle, FL 32809-6150

### Physical Address

6401 Gibson Dr  
Orlando, FL 32809



QR Code For Mobile Phone



292324060001060 10/05/2006



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values		Land Building(s)	Feature(s)	Market Value	Portability	Assessed Value
2017	✓ MKT	\$320,000 + \$315,340 + \$18,500 =		\$653,840 (8.0%)	- \$11,721 =	\$642,119 (6.1%)
2016	✓ MKT	\$300,000 + \$286,827 + \$18,500 =		\$605,327 (3.0%)		\$605,327 (50%)
2015	✓ MKT	\$290,000 + \$287,415 + \$10,500 =		\$587,915 (17%)		\$403,443 (.80%)
2014	✓ MKT	\$280,000 + \$210,875 + \$10,500 =		\$501,375		\$400,241

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	Portability	SOH Cap	Tax Savings
2017 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> \$ <input checked="" type="checkbox"/> HX <input checked="" type="checkbox"/> P	\$25,000	\$25,000	\$0	\$11,721	\$11,721	\$885
2016 <input checked="" type="checkbox"/>	n/a	n/a	n/a	n/a	n/a	\$0
2015 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> \$ <input checked="" type="checkbox"/> HX <input checked="" type="checkbox"/> CAP	\$25,000	\$25,000	\$0	n/a	\$184,472	\$4,048
2014 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> \$ <input checked="" type="checkbox"/> HX <input checked="" type="checkbox"/> CAP	\$25,000	\$25,000	\$0	n/a	\$101,134	\$2,571

## 2017 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$642,119	\$25,000	\$617,119	4.2220 (-7.47%)	\$2,605.48	25 %
Public Schools: By Local Board	\$642,119	\$25,000	\$617,119	3.2480 (0.00%)	\$2,004.40	19 %
Orange County (General)	\$642,119	\$50,000	\$592,119	4.4347 (0.00%)	\$2,625.87	25 %
City Of Belle Isle	\$642,119	\$50,000	\$592,119	4.4018 (0.00%)	\$2,606.39	25 %
Library - Operating Budget	\$642,119	\$50,000	\$592,119	0.3748 (0.00%)	\$221.93	2 %
St Johns Water Management District	\$642,119	\$50,000	\$592,119	0.2724 (-5.58%)	\$161.29	2 %
Lake Conway Mstu	\$642,119	\$50,000	\$592,119	0.4107 (0.00%)	\$243.18	2 %
				<b>17.3644</b>	<b>\$10,468.54</b>	

## 2017 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$200.00	\$200.00
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$100.00	\$100.00
				<b>\$300.00</b>

## Property Features

### Property Description

BELLE ISLE ESTATES L/58 LOTS 6 & 7 BLK A AND LAND TO LAKE SHORE (LESS SLY 13.2 FT OF LOT 7)

### Total Land Area



15,748 sqft (+/-)

| 0.36 acres (+/-)

GIS Calculated

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1-AA	1 LOT(S)	working...	working...	working...	working...

**Buildings**

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	2464	working...
Building Value	working...	FGR - Fin Garage	529	working...
Estimated New Cost	working...	FOP - F/Opn Prch	162	working...
Actual Year Built	1965	FSP - F/Scr Prch	203	working...
Beds	5	FUS - F/Up Story	936	working...
Baths	3.0	UBM - Unf Basmt	805	working...
Floors	2			
Gross Area	5099 sqft			
Living Area	3400 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plastered			

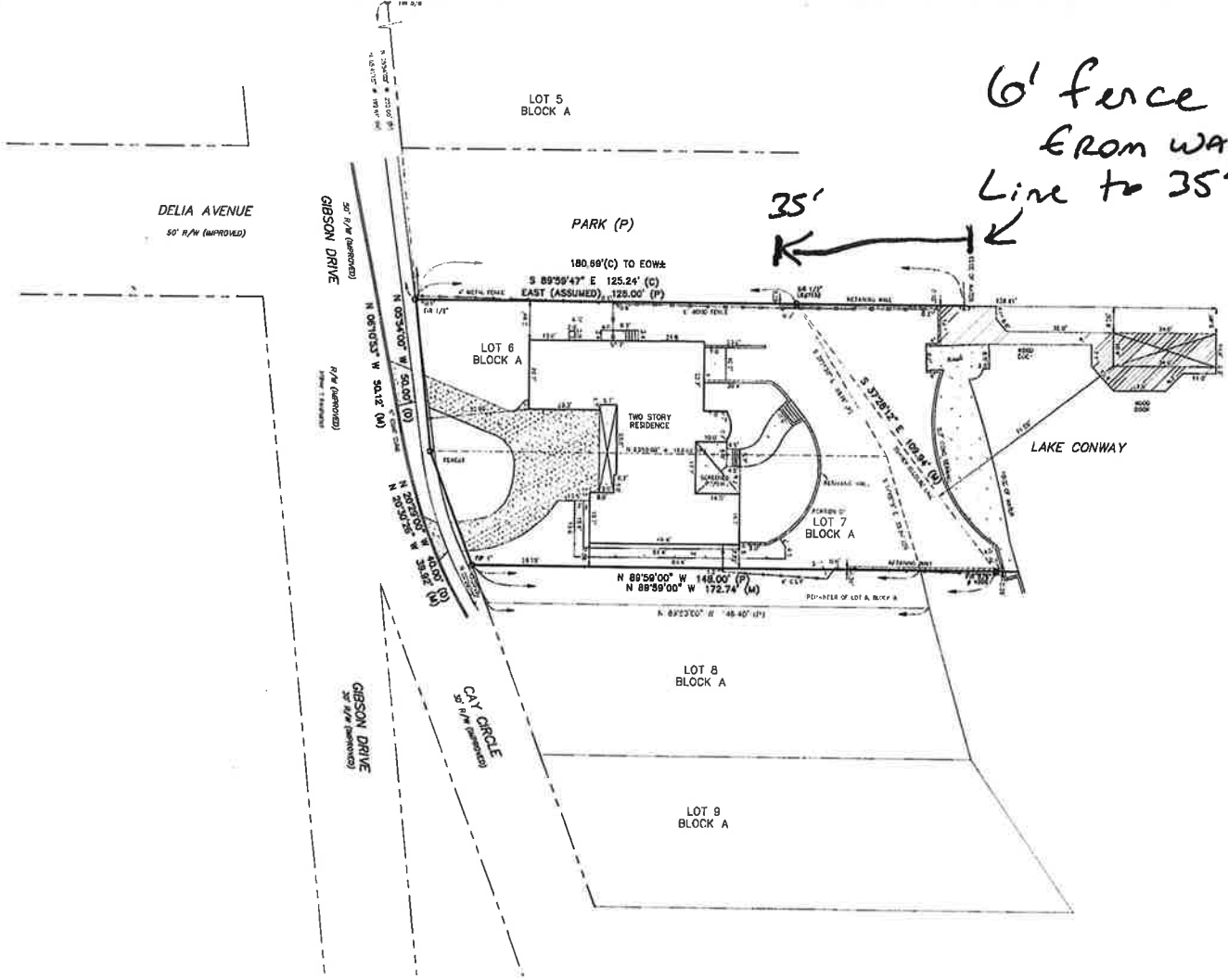
**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1965	1 Unit(s)	working...	working...
BC3 - Boat Cover 3	01/01/1965	1 Unit(s)	working...	working...
BD3 - Boat Dock 3	01/01/1989	1 Unit(s)	working...	working...

**Sales****Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer (s)	Vac/Imp
05/31/2016	\$753,000	20160313261 /		Warranty Deed	Yoachim Read James E Yoachim W Patricia J	Stephen	Improved
05/01/1983	\$195,600	19831937620 03378 / 0442		Warranty Deed			Improved

6' fence  
from water  
Line to 35'



Lot 6 and begin at the NW corner of Lot 7, Block A, run Southeast along the West line of said Lot, 40 feet, thence East parallel to the North line of said Lot 148 feet, more or less, to the East line of said lot, thence Northwest to the Northeast corner of said lot, thence West 150 feet, more or less, to the point of beginning, all in BELLE ISLE ESTATES, as recorded in Plat Book L, Page 58, Public Records of Orange County, Florida.

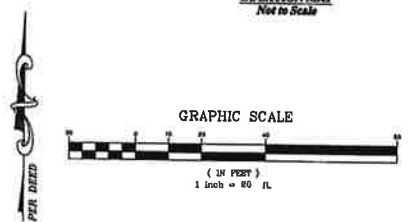
ALSO: Those lands lying to the East of the foregoing description to the shore of Lake Conway.

Community number: 120181 Panel: 0430  
 Suffix: F.F.I.R.M. Date: 9/25/2009 Flood Zone: X  
 Date of field work: 5/27/2016 Completion Date: 5/27/2016

Certified to:  
 Stephen W. Read, Clear Title of Florida, LLC; Fidelity National Title Insurance Company; Angel Oak Mortgage Solutions, LLC, its' successors and or assigns.

Property Address:  
 6401 Gibson Drive  
 Belle Isle, FL 32809

Survey number: SL 167469



SWERDLOFF & PERRY

# DATSON FENCE

Est. 1988

## Proposal - Contract

PO Box 592157 • Orlando, FL 32859-2157

Office: 407-297-8329 • Fax: 407-297-0188

Website: www.datsonfence.com • Email: datsonfence@aol.com

<input type="checkbox"/> GATE OPERATOR	<input type="checkbox"/> ALUMINUM
<input type="checkbox"/> WOOD	<input type="checkbox"/> VINYL CL
<input type="checkbox"/> CHAIN LINK	<input type="checkbox"/> PVC
<input type="checkbox"/> REPAIR	<input type="checkbox"/>
<b>POSTS</b>	
IN / OUT / IN-LINE	
WALK GATES	DRIVE GATES
N/A	N/A
ROCK GATES	LATCH TYPE
N/A	N/A
<input type="checkbox"/> WOOD <input type="checkbox"/> PVC	
LENGTH	HEIGHT
65' 3"	6' 8"
TYPE	STYLE
PICKET SIZE	STRINGER
<b>TYPE TOP</b>	
<input type="checkbox"/> POINTED	<input type="checkbox"/> FLAT TOP
<input type="checkbox"/> OTHER	
<b>CHAIN LINK</b>	
LENGTH	HEIGHT
<b>GAUGE</b>	
DIAM. TOP RAIL	DIAM. GATE FRAME
TOT. VINYL SYS	VINYL COLOR
VINYL WIRE ONLY	
DIAM. LINE POST	DIAM. TERM POST
<b>GAGE FRAMEWORK</b>	
<b>BARBED WIRE</b>	
# STRANDS	BARBARS IN OUT VERT
0 3 6	
<input type="checkbox"/> ALUMINUM	<input type="checkbox"/> STEEL
LENGTH	HEIGHT
STYLE	COLOR
SCREWS IN OUT	RESIDENTIAL EXTRA COMMERCIAL
<b>TAKE DOWN</b>	
LENGTH	HEIGHT
100'	5' WOOD
<input type="checkbox"/> LEAVE ON JOB	JOB CONDITIONS
<input type="checkbox"/> GOES TO DF	OK
<input type="checkbox"/> GOES TO DUMP	
<b>SEE DRAWINGS ON BACK</b>	
A <input type="checkbox"/> TO BE SET TOP STRAIGHT	
B <input checked="" type="checkbox"/> TOP OF FENCE TO FOLLOW GROUND	
Note: Company not responsible for any underground sprinkler lines.	

CUSTOMER <b>STEVE REED</b>		* Datson Fence Company is not liable for any sprinkler systems.			
STREET <b>6401 GIBSON DR.</b>					
CITY <b>BELLE ISLE</b>	STATE <b>FL</b> ZIP				
JOBSITE LOCATION		STREET	CITY	PHONE	CONTACT
HOME PHONE	OFFICE	FAX	CELL <b>701-1191</b>		

REAR

EXISTING FENCE

REMOVE 100' OF EXISTING WOOD FENCE AND HAUL AWAY. INSTALL 35' OF 6" TALL AND 3" OF 8" TALL FENCE

(A) PT. PINE BOARDS ON BOARD 1/2" X 4" NAILLED PICKETS 2" X 4" BACK RAILS 4" X 4" X 12' POSTS \$3466.00

(B) PVC TONGUE & GROOVE 6" X 6" SECTIONS 5" X 5" X 12' 270 WALL POSTS 60 lbs Concrete per post \$4956.00

EXISTING FENCE

FRONT

No Warranty on Pressure Treated Pine from Warping

☐ VISA ☐ MASTERCARD  
☐ FINANCE ☐ 90 DAY SAME AS CASH ☐ CHECK

TOTAL PRICE INCLUDES:  
☒ MATERIAL ☒ TEAR-OUT & HAUL  
☒ LABOR ☒ PERMIT

☐ CHECK HERE IF CUSTOMER IS ACCEPTING RESPONSIBILITY FOR GETTING PERMITS AND ANY RELATED FEES, FINES, ETC.

BALANCE MUST BE PAID TO CREW WHEN JOB IS COMPLETE

PLEASE READ AND BE SURE YOU UNDERSTAND THE TERMS AND CONDITIONS ON THE REVERSE SIDE BEFORE SIGNING THIS CONTRACT. MANY OF THEM WILL BE IMPORTANT TO YOU.

By signing this proposal, Customer is authorizing Datson Fence to do the proposed work, and is accepting the prices and specifications shown above, and Datson Fence's standard terms 1-15 which may be on the reverse side, attached, or not attached. Customer may request a copy of terms 1-15 by calling Datson Fence. Upon acceptance and signing by Customer, this becomes a binding contract.

Note: This proposal is valid for **30** days.

Authorized Signature DANIEL E. PALPIS Date **12/16/17**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*DID YOU RECEIVE WARRANTY PAPERWORK? \_\_\_\_\_

Print Name  
Clearly

☐ Repeat Customer

☐ Yellow Pages

☐ Referral

☐ Other

# Variance Request – Application Supplement

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b>
Not Self-Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the actions of the applicant. A personal (self-created) hardship shall not justify a variance; i.e. when the applicant by their own conduct creates the hardship alleged to exist, they are not entitled to relief. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b>
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make possible the reasonable use of the land, building or structure. <b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</b>
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. <b>WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE: ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC)</b>

\*For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.

## Variance Request – Application Supplement

6401 Gibson Drive, Belle Isle, Fl. 32809

### **What are the special conditions and circumstances unique to your property?**

We currently have a 6' fence along the line separating our property and Delia beach park. That fence was damaged during Hurricane Irma. It cannot be fixed. We are replacing that fence and want to keep the height we currently have in the area that starts at the water line and goes up 35" into the property. Current zoning caps the height in that area now at 4'. This is the variance we seek. We feel that with the public park next door we are providing privacy to both our property (as it currently stands) and the park. We have two German Shepherds that bark at the park goers with our 6' fence. If we lowered it to 4', I would not only be worried about the dogs barking more and annoying the park visitors, but they may well be able to jump such a short fence if motivated. Even if they couldn't, they would likely scare the visitors by being able to reach their heads up above the fence.

### **What would be the unnecessary hardship?**

The hardship would be having to give up the height of our fence for all the reasons above when we are next to a public park. We would lose peace of mind that our dogs are secure and also peace for the visitors to the park.

### **How were the special conditions noted above created?**

The fence was irreparably damaged by hurricane Irma.

### **Can you accomplish your objective in another way?**

I do not believe we can. We measured the height of a 4' fence and do not see how that is safe for our dogs and their ability to "get out" with a 4' fence. This does nothing to change the current state of the park since we are not raising the height from what we have now. We are doing nothing but improving the experience at the park by putting in a much nicer type of fence.

### **List alternatives you have considered and evidence as to why they are not feasible.**

We have not considered alternatives as we need a fence. And, if we didn't replace it, I guess the city would have to protect the park.

### **What effects will approval of the variance have on adjacent properties or the surrounding neighborhood?**

I believe it will only have a positive effect for the public park to which it is adjacent. For one, we are not changing the height from what we have now. So, they will not notice a change of "view" in the park. The only thing they will notice is a nice, new, white vinyl fence instead of our dilapidated old wood one. They will also likely notice less barking as this fence will shield their presence better from our dogs. And, at 6' it will certainly be safer.



April Fisher, AICP  
[fisherpds@outlook.com](mailto:fisherpds@outlook.com)  
407-494-8789

January 12, 2018

**Variance Application:** 7210 Seminole Drive

**Applicant Request:** VARIANCE TO BUILD A 730 SQUARE-FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT

**Existing Zoning/Use:** R-1-AA/ single-family home

#### **Review Comments**

This variance application seeks a variance from Sec. 48-32 (3) to allow a 730 square-foot roof structure over an existing dock, which is larger than would be permitted by code based on the linear shore line frontage of the property. It has already been determined that the dock is a non-conforming dock for size due to an administrative error by the City; however, the dock conforms to the other criteria established by the City's municipal code at the time of permitting.

A variance pursuant to Sec. 48-33 should have been required for the dock; however, due to the administrative error, it was assumed the dock met the size requirement and therefore, no variance was considered or issued by the Planning and Zoning Board for the dock with respect to an increase in total area over that allowed by code. The approval makes the dock a nonconforming structure; however this was not disclosed to the applicant when they bought the property last year.

Because of this, staff can not issue a permit for the roof structure without it going through the variance process.

The applicant has provided supporting documentation addressing the variance criteria. Please see this information enclosed with the agenda item packet.

#### **Staff Recommendation**

Staff recommends approval of the variance based on the fact that the nonconformity was not caused by the current property owner, it is sized to meet a minimum area (730 square feet) of the coverage on the current dock and conforms with the style of docks with roof structures in the vicinity. These items identified are consistent with meeting the criteria established in Sec. 48-33 and Sec. 42-64 (1).

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## NOTICE OF PUBLIC MEETING

JANUARY 23, 2018 – 6:30PM

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### CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### ITEM 5

#### MEMORANDUM

TO: Planning and Zoning Board

DATE: January 23, 2018

**PUBLIC HEARING CASE #2017-08-025 (CONTINUED FROM SEPTEMBER 26, 2017) - PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO BUILD A 730 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT, SUBMITTED BY APPLICANT SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23- 30-4389-04-050.**

#### Background:

1. On August 24, 2017, Summertime Deck and Dock, on behalf of the homeowner, submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, September 16, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Wednesday, September 13, 2017.
4. On September 26, 2017 the P&Z Board motioned to move Case No. 2017-08-025 to a following Planning and Zoning meeting.
5. On January 6, 2018, Summertime Deck and Dock, on behalf of the homeowner, submitted a revised application and required paperwork as discussed at the September 26, 2017 meeting.
6. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 12, 2018.
7. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 13, 2018 Orlando Sentinel.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

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#### SAMPLE MOTION TO APPROVE:

"I move, the criteria of Code Section **SEC. 48-33** of the Belle Isle Land Development Code having been met to approve this request for a variance **TO BUILD A 730 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT**, submitted by applicant **SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23- 30-4389-04-050.**

#### SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Section 50-102(b) and Sec. 42-64, having NOT been met; [use only if NONE of the justifying criteria have been met] the requirements of section 42-64(1) Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone] to deny this request for **TO BUILD A 730 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT**, submitted by applicant **SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23- 30-4389-04-050.**

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



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## NOTICE OF PUBLIC MEETING

JANUARY 23, 2018 – 6:30PM

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### CITY OF BELLE ISLE

#### PLANNING AND ZONING BOARD REGULAR SESSION

**SUBSECTION (D)**, literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

---

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



**City of Belle Isle**

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

**APPLICATION FOR VARIANCE / SPECIAL EXCEPTION**

DATE: 1/6/18 P&Z CASE #: \_\_\_\_\_

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER DATE OF HEARING: 1/23/18

APPLICANT: Summertime Deck and Dock OWNER: Troy Buswell

ADDRESS: 5968 Lakehurst Dr. 7210 Seminole Dr.

Orlando, FL 32819 Belle Isle, FL 32812

PHONE: 407.583.6251 407.408.1266

PARCEL TAX ID #: 29-23-30-4389-04-050

LAND USE CLASSIFICATION: 0130 - Sfr - Lake Front ZONING DISTRICT: R - 1 - AA

DETAILED VARIANCE REQUEST: \_\_\_\_\_

Requesting to build a roof structure over an existing residential dock. The proposed roof structure will have a total area of 730 square feet, which is approximately 30 more square feet than what would normally be allowed under code section 48-32(3). This is the minimal amount needed to adequately provide roof coverage over the existing boat slip areas.

SECTION OF CODE VARIANCE REQUESTED ON: 48-32(3)

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

FOR OFFICE USE ONLY: FEE: \$150.00

Date Paid

Check/Cash

Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

Council Action: \_\_\_\_\_

## City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

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### ABOUT YOUR PUBLIC HEARING

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The following information is provided to assist applicants in applying for a variance, special exception or use determination.

The City of Belle Isle's Planning and Zoning Board, which is comprised of seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

1. A written application for variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. The application must include:
  - a. the \$150.00 filing fee,
  - b. a completed application form,
  - c. proof of ownership of the property, or, a notarized statement from the owner with the representative's information,
  - d. 8 copies of a plot plan or survey showing all improvements to the property, 8 copies of a scale drawing of the planned construction, illustrated on the survey, and
  - e. for boat dock variances, the survey must clearly illustrate the 86.9 contour line of Lake Conway.
2. The literal enforcement of the provisions of the zoning ordinance would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved including, but not limited to, dimensions, topography or soil conditions.
3. Personal hardship is not being considered as grounds for a variance, since the variance will continue to affect the character of the neighborhood after the title to the property has passed, and that the special conditions and circumstances were not created in order to circumvent the zoning ordinance for the purpose of obtaining a variance.
4. The variance is the minimum variance that will make possible reasonable use of the land, building or structure.
5. The granting of the variance will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.

**Applications submitted must meet all of the above criteria before the Board can grant a variance.** The burden of proof is on the applicant to show compliance with the criteria.

A special exception addresses compatibility of uses, differing slightly from a variance. The approval of a special exception is dependent upon how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. (See Above)
2. The Board shall make a finding that it is empowered under the section of the zoning ordinance described in the application to grant the special exception, and that granting of the special exception will not adversely affect the public interest.
3. It is determined that the public health, safety, comfort, order, convenience, prosperity, morals or general welfare is promoted, protected or improved.

#### **General Information**

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period gives all aggrieved parties an opportunity to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where he or she feels the Planning and Zoning Board erred in their decision. An appeal hearing will then be held by Belle Isle's City Council.
4. Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board



# CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue  
Belle Isle, Florida 32809  
(407) 851-7730 • FAX (407) 240-2222  
[www.cityofbelleislefl.org](http://www.cityofbelleislefl.org)

Mayor  
Lydia Pisano

City Manager  
Bob Francis

Planning & Zoning  
Board

Nicholas Fouraker  
Chairman  
District 7

David Woods  
Vice Chairman  
District 1

Chris Shenefelt  
District 2

Shawn Jervis  
District 3

Gregg Templin  
District 4

Rainey Lane  
District 5

Russell Cheezum  
District 6

January 12, 2018

«Parcel»  
«FullName»  
«FullName2»  
«Address»  
«City», «STZip»

**APPLICANT:** SUMMERTIME DECK AND DOCK  
**P&Z CASE** 2017-08-025  
**REQUEST** 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812  
**PARCEL** #29-23- 30-4389-04-050

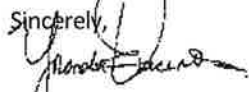
Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, January 23, 2018 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

**PUBLIC HEARING CASE #2017-08-025 (CONTINUED FROM SEPTEMBER 26, 2017) - PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO BUILD A 730 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT, SUBMITTED BY APPLICANT SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23- 30-4389-04-050.**

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely,  


Yolanda Quiceno  
CMC-City Clerk

P&Z Board Meeting January 23, 2018  
7210 Seminole Drive - Case #2017-08-025 (continued from September 26, 2017)

Parcel	FullName	FullName2	Address	City	StZip
2923130000000044	TIITF		3900 COMMONWEALTH BLVD	TALLAHASSEE	FL 32399
302329438904010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT	PO BOX 1393	ORLANDO	FL 32802
302329438904020	STEPHENSON HEATHER A		7204 SEMINOLE DR	BELLE ISLE	FL 32812
302329438904040	BLACK PEARL REALTY INVESTMENTS LLC		12769 NARCOOSSEE RD	ORLANDO	FL 32832
302329438904050	BUSWELL TROY	BUSWELL BREONE	7210 SEMINOLE DR APT 1	BELLE ISLE	FL 32812
302329438904060	CRUZ ELVIRA F		3712 HALF MOON DR	ORLANDO	FL 32812
302329438904081	DODSON SHIRLEY RICE		7224 SEMINOLE DR	BELLE ISLE	FL 32812
302329438904091	DODSON SHIRLEY RICE TRUSTEE		7224 SEMINOLE DR	BELLE ISLE	FL 32812
302329438905010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT	PO BOX 1393	ORLANDO	FL 32802



Licensed General Contractor: CGC1511647

**Summertime Deck and Dock, LLC**  
5968B Lakehurst Dr, Orlando FL 32819  
Phone: 407.583.6251  
[www.SummertimeDocks.com](http://www.SummertimeDocks.com)  
[info@summertimedocks.com](mailto:info@summertimedocks.com)

To Whom It May Concern:

My name is Matt Langbehn from Summertime Deck and Dock. We are currently contracted to construct a roof structure over an existing dock for the homeowner, Troy Buswell, located at 7210 Seminole Drive, Belle Isle, FL. 32812. On behalf of Mr. Buswell, we, Summertime Deck and Dock, are requesting a variance to the zoning codes set forth by the City of Belle Isle. The paragraphs below address each of the questions presented as part of the variance request application supplement.

**WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?**

The existing dock was built without a roof structure, leaving each of the boat slip areas and the entire dock platform exposed to the elements. The lack of a roof structure prevents the homeowner, Mr. Buswell, the right to properly, efficiently, and safely store his boat(s) and/or jet skis in a way that will limit exposure and potential damage from the sun, wind, rain, and waves created by other boats on the lake.

**HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?**

The existing dock was designed and constructed without the inclusion of a roof structure. The original design was based on the needs and budget of the previous homeowner, of which differ from the current homeowner, Mr. Buswell.

**CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**

We are requesting to build a roof structure with the smallest area possible, while still achieving the desired effect and design intent (shade and boat lift support/housing). Any alternate option would seem to be insufficient for the homeowner's needs.

**WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE: ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC.)**

The construction of a roof over the existing dock would appear to be consistent with the style and inclusion of roof structure with the many docks that surround the entire lake. There doesn't appear to be any unique impact to the neighborhood.

In addition to the responses given above, further information needed to meet the variance criteria of Sec. 48-33 is as follows:

**1) The boat dock shall not create conditions hazardous to navigation nor any safety hazards**

The existing dimensions (length x width) will remain unchanged. Any potential navigational hazards or safety of the docks overall "footprint" have been considered upon the initial boat dock permitting process, and have since been approved.

**2) The location and placement of the boat dock shall be compatible with other docks in the area, and the shoreline contour of the lake**

The location and placement of the boat dock will remain the same as originally permitted. The addition of the roof structure will not impact the compatibility with the other docks in the area, as most of the neighboring docks also have roofs.

**3) The current level of the lake shall not be a factor in deciding whether to approve or deny a variance**

This variance request pertains to the addition of a roof structure on an existing dock. The current level of the lake is not a factor.

**4) The requirements of subsection 42-64(1) except for subsection 42-64(1)d**

All required documents have been submitted and are ready for board review.

Please contact Matt Langbehn at 407.583.6251 or [matt@summertimedocks.com](mailto:matt@summertimedocks.com) if any outstanding items or questions need to be addressed.

Regards,  
Matt Langbehn



# Aluminum Boat Cradles

INCORPORATED

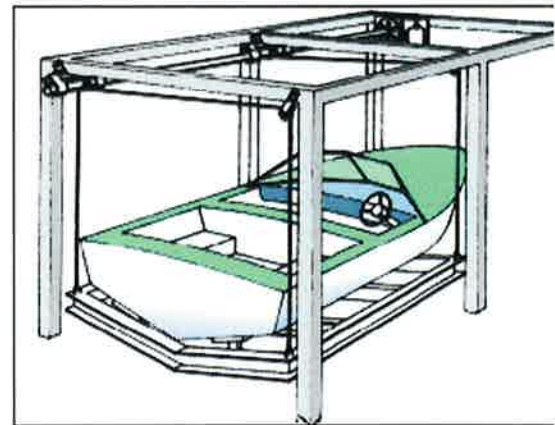
## The Best Way to Protect Your



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## Kit HSK 4500

- (1) Ace Power Hoist with 1 HP Motor
- (1) Aluminum Boat Cradle
- (2) 18" Pipe Bearings w/Welded Bracket
- (1) 2" X 21' Galvanized Pipe
- (2) H-Bearings W/Sheaves
- (1) 80' x 1/4" Galvanized Cable
- (4) 1/4" Galvanized Thimbles
- (12) 1/4" Cable Clamps
- Bolt Package



**Please Allow 1' of Clearance in Boat  
House for Kit  
BUY NOW!**



KIT HSK 4500

Existing Dock



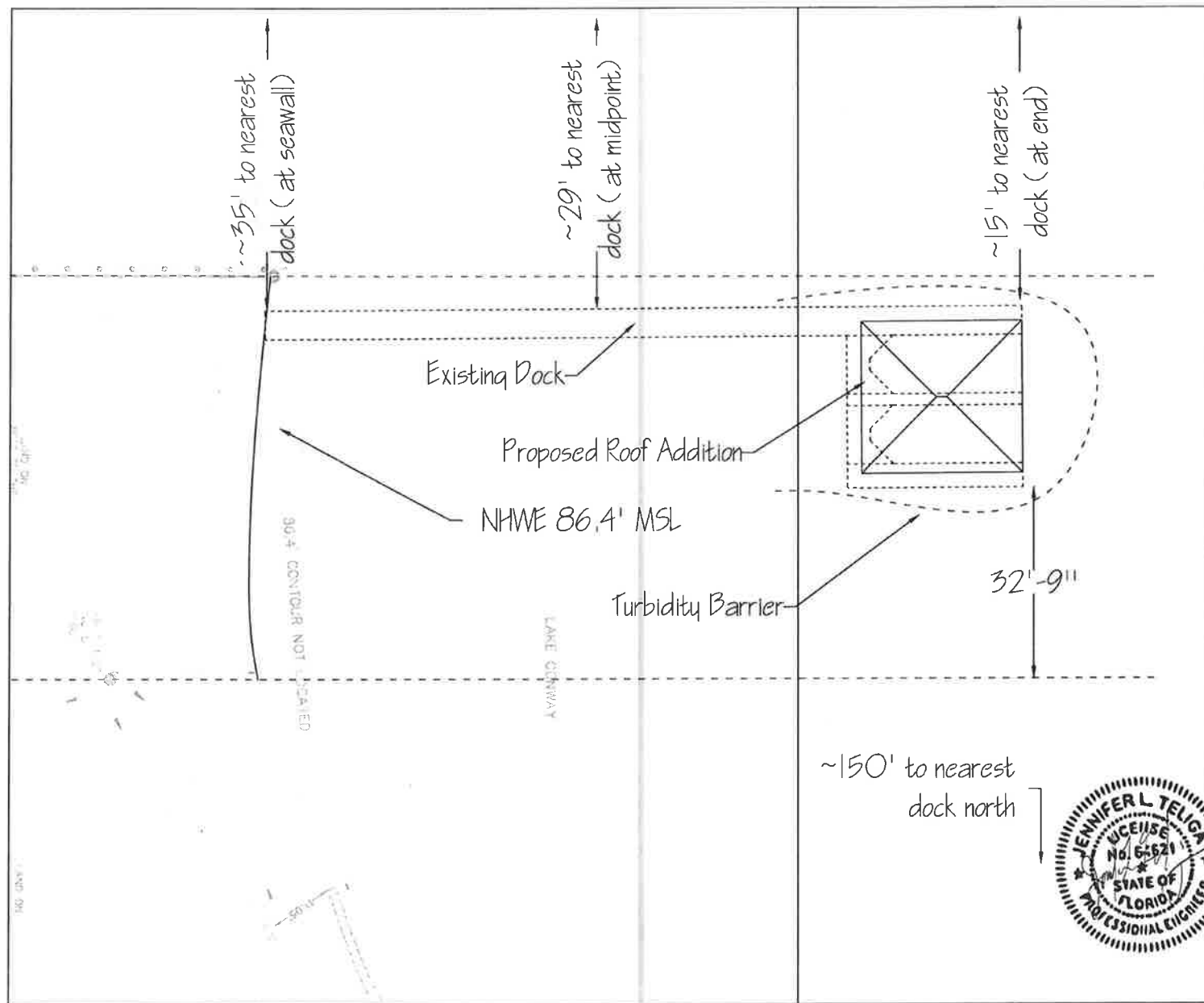




## Boat Lift







101. GENERAL NOTES

101.1 DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE OR IF NOT CERTAIN HOW TO PROCEED, CONTACT JENNIFER TELIGA AT (321)862-7503.

101.2 DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED.

101.3 THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO JENNIFER TELIGA IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

101.4 OBTAIN APPROVAL OF JENNIFER TELIGA FOR ALL STRUCTURAL MODIFICATIONS OR SUBSTITUTIONS.

101.5 CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING, AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY JENNIFER TELIGA IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.

102. APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICE.

102.1 2014 FLORIDA BUILDING CODE - RESIDENTIAL.

102.2 AISI MANUAL OF STEEL CONSTRUCTION - 13TH EDITION.

102.3 ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - ACI 318-08.

102.4 AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2009 EDITION.

102.5 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

103. DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. DESIGN LOADS INDICATED ARE IN POUNDS PER SQUARE FOOT UNLESS NOTED OTHERWISE. IF ANY PERMANENT MATERIALS EXCEED THESE LOADS, JENNIFER TELIGA SHALL BE CONTACTED TO REVISE THE STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS.

103.1 DEAD LOADS: WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.  
DECK - 10 PSF ROOF - 10 PSF - BOTTOM CHORD

103.2 LIVE LOADS:  
DECK - 40 PSF WIND SPEED - 140 MPH  
EXPOSURE - D  
INTERNAL PRESSURE COEFFICIENT - 0.0 (COMPLETELY OPEN)  
BUILDING TYPE: I - RISK FACTOR 1.0

301. STRUCTURAL LUMBER FRAMING (DIMENSIONAL LUMBER)

301.1 UNLESS NOTED OTHERWISE, ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.

301.2 STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR MANUALLY SEALED AT TIME OF CONSTRUCTION.

301.3 ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HOG) OR STAINLESS STEEL.

301.4 ALL DECKING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER OR WOOD/PLASTIC COMPOSITE CONFORMING WITH ASTM7032.

301.5 LIVE LOADS:  
GUARDRAILS AND HANDRAILS - 200 PSF  
GUARDRAILS IN-FILL COMPONENTS - 50 PSF  
STAIRS - 40 PSF

311.7.7 HANDRAILS  
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE ON EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

311.7.8 ILLUMINATION  
ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.6.

Project:  
SDD-2017-01

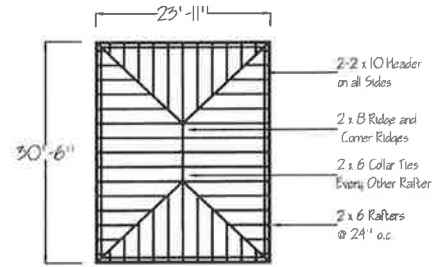
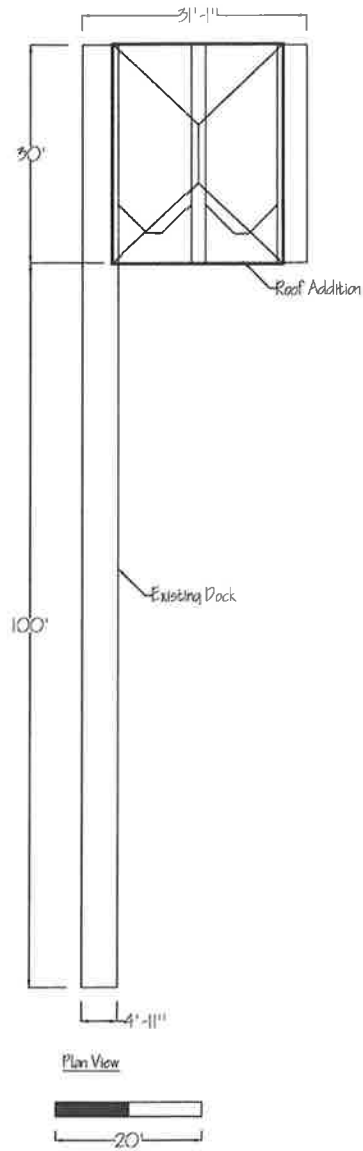
**S0**

11524, Bridge Highway Lane  
Clermont, FL 34711  
P: 862-7503  
(321) 862-7503

7210 Sarnide Drive  
Belle Isle, FL 32812

Buswell Roof Addition

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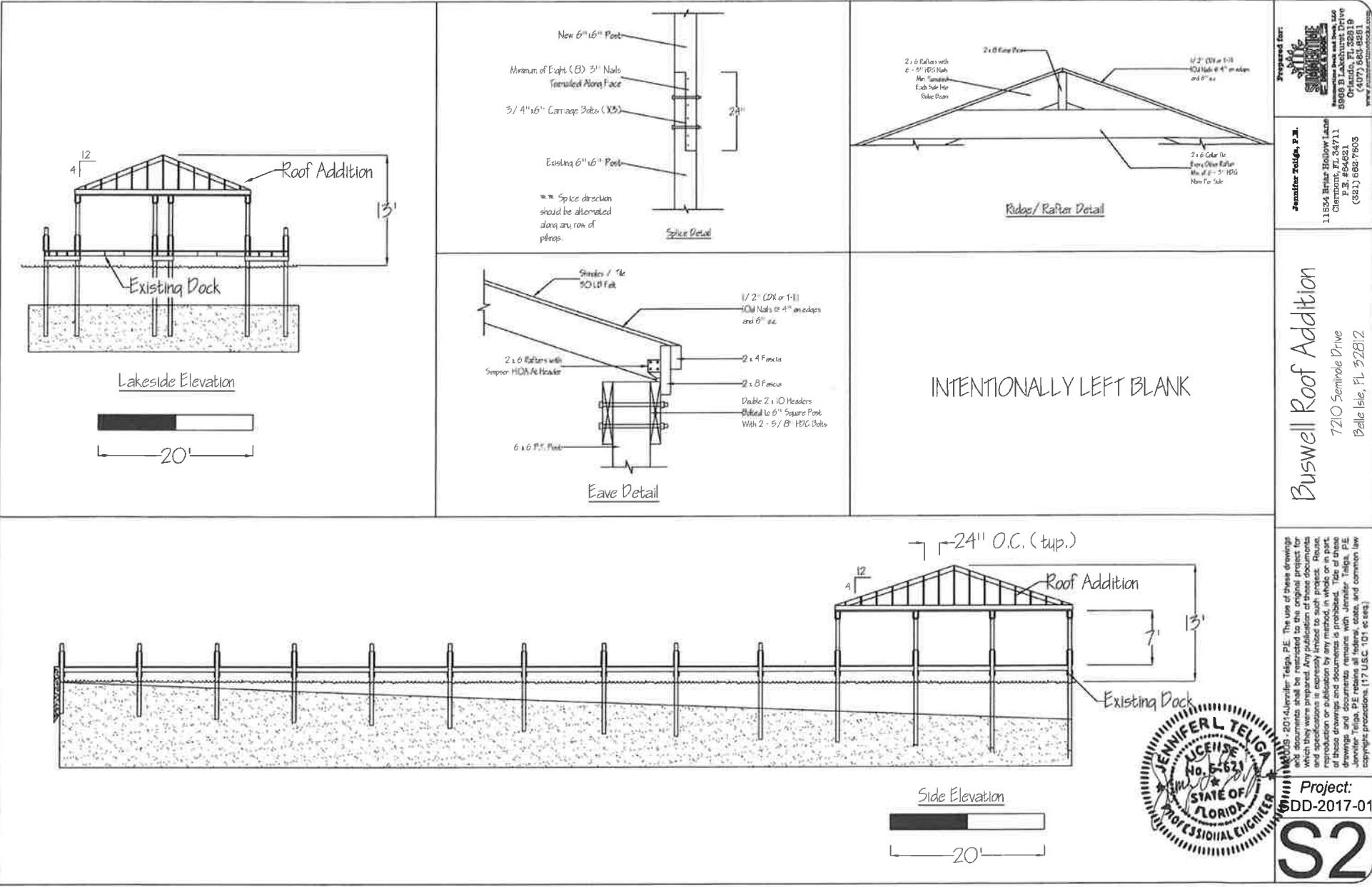
Total Roof Area: 730 Sq. Ft.

Roof Construction To Existing Dock Platform



<p>Prepared For:</p> <p><b>SHORELINE</b></p> <p>Shoreline Construction, Inc. 8865 E. Lakemont Drive Orlando, FL 32819 (407) 863-8281 www.shorelineconstruction.com</p>	<p>Prepared By: P.E.</p> <p><b>Jennifer Teliga, P.E.</b></p> <p>11554 Bryar Hollow Lane Clearmont, FL 34711 P.E. #64981 (321) 668-7505</p>	<p><b>Buswell Roof Addition</b></p> <p>7210 Semhnde Drive Belle Isle, FL 32812</p>	<p>©2003 - 2017 Jennifer Teliga, P.E. The use of these drawings and documents shall be limited to the original project for which they were prepared. No part of these drawings, specifications or publications is expressly limited to such project. Reproduction or publication by any method, in whole or in part, of these drawings and documents is prohibited. Title of these drawings and documents remains with Jennifer Teliga, P.E. Jennifer Teliga, P.E. retains all rights, title and common law copyright provisions [17 U.S.C. 101 et seq].</p>	<p>Project:</p> <p>SDD-2017-01</p> <p><b>S1</b></p>
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Prepared for:  
**STAG**  
 5800 SW 11th Ave, Suite 120  
 Fort Lauderdale, FL 33309  
 (407) 683-8881  
 www.stagarchitectural.com

Prepared by:  
**JENNIFER TELIGA, P.E.**  
 11504 Briar Hollow Lane  
 Clearmont, FL 34711  
 P.E. #84621  
 (321) 682-7503  
 www.jenniferteliga.com

**Buswell Roof Addition**  
 7210 Seminole Drive  
 Belle Isle, FL 32812

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Project:  
 DDD-2017-01  
**S2**

