



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Ave Belle Isle FL

Held the 4th Tuesday of Every Month

Tuesday, January 25, 2022 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 1 member – David Woods, VChair | District 2 member – Christopher Shenefelt | District 3 member – Michael Statham
District 4 member – Vinton Squires | District 5 member – Rainey Lane-Conduff | District 6 member – Andrew Thompson
District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofbelleislefl.org. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Statham - District 3
3. **New Business**
 - a. Appointment of Vice-Chair
4. **Approval of Minutes**
 - a. Approval of the Planning & Zoning Minutes - October 26, 2021
 - b. Approval of the Planning & Zoning Minutes - November 29, 2021
5. **Public Hearings**
 - a. PUBLIC HEARING CASE #2022-01-006 PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A)(2) AND SEC. 48-32 (A)(6)(A) TO EXTEND A PROPOSED DOCK RENOVATION AND REBUILD BY 20 FEET, WHICH MAY ALSO BE GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK THAT IS WITHIN 300 FEET OF THE PROPOSED DOCK; AND, A VARIANCE FROM SEC. 48-32 (C)(3) TO ALLOW FOR THE DOCK BOATHOUSE TO HAVE ENCLOSED SIDEWALLS, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 6319 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-030.
6. **Adjournment**

APPEALS: "If a person decides to appeal (Belle Isle's City Code Section 42-71) any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105). A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting. --Page 1 of 1



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, October 26, 2021, * 6:30 pm
MINUTES

The Belle Isle Planning & Zoning Board met in a regular session on October 26, 2021, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Lane
Board member Thompson
Board member Statham
Board member Shenefelt
Board member Hobbs
Board member Squires

Absent was:

Board member Woods

Also present were City Planner April Fisher, Attorney Dan Langley, and City Clerk Yolanda Quiceno.

1. Call to Order and Confirmation of Quorum

Due to the absence of the Vice-Chair, Attorney Langley called the meeting to order at 6:30 pm. The clerk confirmed the quorum.

2. Invocation and Pledge to Flag – Board Member Hobbs

Board member Hobbs gave the invocation and led the Pledge to the Flag.

3. New Business

- a. Appointment of Chairman – Board member Shenefelt said he would like to postpone the election of a Chairman. Board consensus was to postpone the nomination to allow all members to be present for the vote.

Board consensus was to appoint Board member Lane as acting Chair.

4. Approval of Minutes

- a. Approval of the P&Z Board Meeting minutes - August 24, 2021
- b. P&Z Meeting - September 29, 2021 - No Meeting

Board member Statham moved to approve the minutes as presented.

Board member Hobbs seconded the motion, which passed unanimously 6:0

5. Public Hearings

- a. **PUBLIC HEARING CASE #2021-09-031** – Pursuant to Belle Isle Code Sec. 50-102 (B) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence (replace existing) in the front yard of a residential property, submitted by applicant Michael Rice, located at 5115 La Croix Avenue, Belle Isle, FL 32812 also known as Parcel # 17-23-30-4379-02-120

Acting Chair Lane read the Public Hearing by Title.

City Planner April Fisher gave an overview of the proposed variance. She stated that the application has not met the criteria Sec 50-102 (b)(16) and Sec 42-64(1)(e) as noted in the Staff Report dated October 15, 2021. She said this variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow the replacement of an existing fence in the front yard of the subject property. The Code expressly prohibits fences or walls in the front yard. A variance is required before the proposed fence can receive a building permit – the front is the plane that projects beyond the front of the house alongside

or front of the property line off of McCoy & Hoffner. If the applicant moves the fence back to the property line setback at 29.5, they will not need a variance.

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
3. Conditions existing upon or occupational use of adjacent property creating an exceptional privacy or security need for the applicant.

April Fisher said the application has not identified justifying criteria that meet Sec. 50-102 (b) (16), as provided above. Additionally, the variance request does not meet the requirements of Sec. 42-64 (1) (e), which states: "It has been determined that 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 to circumvent the Land Development Code or to obtain a variance."

The application states that the property owner has determined that it is not financially viable to utilize off-site storage for recreational vehicles and watercraft and that the configuration of the fence makes it possible for them to be stored on-site, which is a personal, financial hardship that cannot be considered. Allowing this fence variance would create a special condition that is not enjoyed by other properties in the City. The nature of non-conformity (the existing fence) is that once it is destroyed or removed, it is not allowed to be built back in the exact non-conforming location to achieve code compliance. Based on these findings, staff recommends the requested variance not be approved.

The applicant, Michael Rice, and Angela Dellelava, residing at 5115 LaCroix Avenue said the fence is 8-10 feet back from the property line and has been established for the last 40-years in the same configuration. The proposed fence will safeguard their home and property.

Board member Lane opened for public comment.

- Zach Cummings residing at 5103 LaCroix spoke in favor of the proposed variance. He asked for clarification between repair and replacement.

The Board discussed the difference between replacement and repair of a fence. Ms. Fisher said the Code allows maintenance of an existing fence. The difference with this application is that the fence is really old and doesn't serve its purposes. Repairing one panel at a time can be interpreted as a total replacement and may be considered a code violation and will be reviewed individually. Discussion ensued.

Board member Statham asked if the applicant, as opposed to changing the geometry of the fence to comply with the Code. The applicant said an existing shed by the property line would not allow the change, and they will lose at least 15 feet of frontage. Discussion ensued on options to be consistent with the Code.

Attorney Langley asked if the applicant was willing to compromise with the configuration so that it is not so far off from the property line. The applicant said they need as much of the yard as possible to accommodate their family, storage, and pets. Discussion ensued on the property configurations.

The Board can consider a variance less than what is being requested. The measurement can be made from the front of the house. The Board at this time cannot accept a compromise to meet Code but will be able to repost a requested change to the variance for a future meeting in January. Discussion ensued on an appeal to City Council.

- Gary Touche, residing at 5128 LaCroix, said the fence has been in the exact location since 1960 and asked whether or not the fence is already grandfathered-in. He further added the zip code for the property 32812, not 32809. He spoke in favor of the variance.

Acting Chair Lane called for public comment.

There being none, she closed public comment and called for a motion.

Board member Thompson moved pursuant to Belle Isle Code Sec. 50-102 (B) (16) and Sec. 42-64, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; the requirements of, Subsections: D, E & F to deny a fence (replace existing) in the front yard of a residential property, submitted by applicant Michael Rice, located at 5115 La Croix Avenue, Belle Isle, FL 32812 also known as Parcel # 17-23-30-4379-02-120.

Board member Hobbs seconded the motion, which passed 5:1 with Board member Lane, nay.

April Fisher stated that the applicant has 15-days to appeal the Board's decision to the City Clerk.

6. Other Business

- a. Discussion of Accessory Dwelling Unit Regulation: Staff recommends the Planning and Zoning Board pause developing code language regarding accessory dwelling units until the Board decides if it wants to seek City Council's direction to develop such regulations for consideration.

After discussions with staff, April Fisher recommended pausing discussion at this time on accessory dwelling units and asking that a designated Board member would like to discuss any interest by City Council before moving forward with a recommendation.

Board member Thompson moved to pause any discussion on accessory dwelling units and appoint Board member Lane to discuss with City Council at a future meeting before moving forward with a Code change.

Board member Squires seconded the motion, which passed unanimously 6:0.

April Fisher said traditionally, P&Z Board meetings are not held during the holidays and asked if the Board would like to cancel the November and December meetings.

Board member Thompson moved to cancel the November and December P&Z Board meetings.

Board member Shenefelt seconded the motion, which passed unanimously 6:0.

7. Adjournment

There being no further business, Acting Chairman Lane called for a motion to adjourn the meeting, unanimously approved at 7:30 pm.



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING SPECIAL CALLED SESSION

Monday, November 29, 2021, * 6:30 pm
MINUTES

The Belle Isle Planning & Zoning Board met in a special session on November 29, 2021, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Lane
Board member Squires
Board member Statham
Board member Shenefelt
Board member Hobbs
Board member Thompson

Absent was:

Board member Woods

Also present were City Manager Bob Francis, Attorney Dan Langley, and City Clerk Yolanda Quiceno.

1. Call to Order and Confirmation of Quorum

Acting-Chair Lane called the meeting to order at 6:30 pm. The City Clerk confirmed the quorum.

2. Invocation and Pledge to Flag – Board Member Hobbs

Board member Hobbs gave the invocation and led the Pledge to the Flag.

3. Appointment of Chairman

**Board member Shenefelt moved to postpone the appointment of a Chairman to allow all members to be present.
Board member Thompson seconded the motion, which passed unanimously 6:0.**

4. Public Hearings

- a. Review and Recommendation to Council of Ordinance No. 21-15 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, REPEALING ARTICLE VII OF CHAPTER 46 OF THE CITY'S LAND DEVELOPMENT CODE PERTAINING TO ROAD IMPACT FEES AND REPLACING SAME WITH NEW ARTICLE VII OF CHAPTER 46 OF THE LAND DEVELOPMENT CODE PERTAINING TO IMPACT FEES, THEREBY CREATING AND IMPOSING A NEW SYSTEM OF IMPACT FEES TO BE IMPOSED UPON DEVELOPMENT WITHIN THE CITY LIMITS; CREATING A NEW IMPACT FEE PROGRAM AND ADOPTING RELATED PROVISIONS PERTAINING TO THE ADMINISTRATION AND ENFORCEMENT THEREOF; ADOPTING AN IMPACT FEE STUDY IN SUPPORT OF IMPACT FEES IMPOSED; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

City Manager Francis gave an overview of the Ordinance and said the City currently has one impact fee for single-family homes –Transportation Impact Fee. We had some development occur in the City for the last couple of years. For the City Council to consider other fees, they hired a consultant to provide an impact fee study. We do not have any commercial impact fees, and based on the study, the Ordinance is drafted to establish a proportionate share of new development's impact for consideration.

The Board asked the following,

- a. How long has it been since the City increased the transportation impact fee? Mr. Francis said not since 2005.
- b. Are there any exceptions to waiving impact fees? Attorney Langley said some credits allowed for a change in use and demo'd homes within a year.

Acting Chair Lane called for public comment.

- Staff Sergeant Statham residing on Idaho Avenue, asked if the impact fee would be assessed by the square footage of the inside of a home or by the original foundation footprint of the house. Attorney Langley said the impact fee for a home is one fee regardless of size. However, the property taxes may be reassessed if the square footage is increased.

Without further discussion, Board member Statham moved to recommend Ordinance 21-15 to City Council for approval. Acting Chair Lane seconded the motion, which passed unanimously 6:0.

Board member Shenefelt asked for consideration to reopening discussion and Appointment of Chairman.

Board member Shenefelt moved to nominate Rainey Lane as Chairman.

Board member Statham seconded the motion, which passed unanimously 6:0.

6. Adjournment

There being no further business, Chairman Lane called for a motion to adjourn the meeting, unanimously approved at 6:45 pm.

City of Belle Isle

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

a.

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: January 6, 2022

P&Z CASE #:

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: February 22nd, 2022

| | |
|--|---|
| Applicant Sheila Cichra | Owner Scott Gentry |
| ADDRESS 1002 Fort Mason Drive, Eustis, FL 32726 | 6319 Gibson Drive, Belle Isle, FL 32809 |
| PHONE: (407) 450-4241 | (407) 496-3522 |
| PARCEL TAX ID #: 24-23-29-0600-01-030 | |

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


DETAILED VARIANCE REQUEST: Requesting a variance to allow the existing boathouse, which has walls on three sides, to be renovated and to be extended by 20'.

SECTION OF CODE VARIANCE REQUESTED ON: Section 48-32 (7) (c)

- 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.
- Sec. 42-64. - Variances.** The board shall have the power to approve, conditionally approve or deny applications for variance from the terms of the Land Development Code.
 - Criteria. The board shall not approve an application for a variance from terms of the Land Development Code unless and until:
 - A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.
 - Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
 - The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing, or the applicant's attorney shall appear before the board.
 - It is determined 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.
 - It has been determined that 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 Land Development Code or for the purpose of obtaining a variance.
 - It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development 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.

The board shall find that the preceding requirements have been met by the applicant for a variance.

- (2) *Violations of conditions.*
- a. In granting any variance, the board may prescribe appropriate conditions and safeguards to ensure compliance with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the discretion of the board, such variance may be revoked for violation of the condition and/or safeguards.
 - b. The board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances, except as permitted above, shall the board grant a variance to permit a use not generally or by special exception permitted in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of land, structures or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.



APPLICANT'S SIGNATURE

see agent authorization form

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$300.00

Date Paid

Check/Cash

Rec'd By

Determination _____

Appealed to City Council: ☐ Yes ☐ No

Council Action: _____



Date: January 6, 2022
To: City of Belle Isle
From: Sheila Cichra
Re: Variance Application Narrative for 6319 Gibson Drive

The attached application package is a request for a variance from Belle Isle's boat dock ordinance Section 48-32(7)(c) regarding solid walls on boathouses.

The subject parcel is located directly adjacent to Gene Polk Park. There is an existing boathouse, which has solid walls on three sides, and it has been there for decades.

The proximity of the boathouse to a public park presents two major problems - privacy and security. Those boathouse walls provide the property owner with a view buffer from the park and provide security for their boat and boating paraphernalia. Please see attached several photos of the existing boathouse, the survey showing the existing footprint, a site plan, elevation and floorplan of the proposed boathouse and the variance application. I have also included a setback waiver that the City Manager will need to sign, so that we can obtain a General Permit from the DEP.

Since the boathouse is so old, it desperately needs maintenance and is undersized for today's boats, so it not functional without being renovated and extended. The current depth in the boat slip area is not adequate for mooring.

We propose to:

- 1) Remove all the existing dock and deck, leaving only the boathouse
- 2) Rebuild a 4' x 100' dock and a 5.5' x 15' deck per the attached plans
- 3) Renovate the existing boathouse by removing the roof, extending the boat slip, then building a new hip roof over the entire boathouse area.

We believe that the granting of this 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.

January 18, 2022

Variance Application: 6319 GIBSON DRIVE

Applicant Request: PUBLIC HEARING CASE #2022-01-006 PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A)(2) AND SEC. 48-32 (A)(6)(A) TO EXTEND A PROPOSED DOCK RENOVATION AND REBUILD BY 20 FEET, WHICH MAY ALSO BE GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK THAT IS WITHIN 300 FEET OF THE PROPOSED DOCK; AND, A VARIANCE FROM SEC. 48-32 (C)(3) TO ALLOW FOR THE DOCK BOATHOUSE TO HAVE ENCLOSED SIDEWALLS, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 6319 GIBSON DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 24-23-29-0600-01-030.

Zoning/ Existing Use: R-1-AA/ Single-family Residence

Review Comments

This application filed seeks a variance from the Code regarding extending the length of the dock 20 feet, which may be greater than 15 feet lakeward of an existing dock within 300 feet, and to allow the dock boathouse to have enclosed sidewalls when it is rebuilt, as it currently has sidewalls.

The property is currently developed with a primary single-family home and has an existing dock. The dock was built prior to the current code and the boathouse was built with enclosed sidewalls. The property also abuts a City Park on the side of the property where the dock is currently located and is planned to be rebuilt. The applicant has provided pictures with their application.

Sec. 48-33 (b) states that the board shall not approve an application for a dock variance unless and until each of the following criteria have been met:

- (1) The dock shall not create conditions hazardous to navigation nor any safety hazards.
- (2) The location and placement of the dock shall be compatible with other docks in the area, and the NHWC of the lake.
- (3) The current level of the lake shall not be a factor in deciding whether to approve or deny a variance.
- (4) The application does not confer a special benefit to the landowner over and above the adjoining landowners and does not interfere with the rights of the adjoining property owner to enjoy reasonable use of their property; and
- (5) The requirements of subsection 42-64(1), except for subsection 42-64 (1) d.

Staff Observations

Staff provides an evaluation based on the dock variance criteria for the application below.

- (1) The dock does not create safety hazards. It is in line with other docks adjacent to it and does not create a navigable hazard.
- (2) The location and placement of the dock is compatible with other docks in the area. It proposes to meet the required setbacks for docks in the City.
- (3) The current level of the lake is not a factor in request of the variance as it is not seeking to augment the lake level or gain additional dock length based on lake level.
- (4) The application may confer a special benefit to the landowner over and above the adjoining landowners as no other new or rebuilt docks in the City are allowed to have enclosed sidewalls. However, a unique aspect of this property is that it abuts a City Park. It could be construed that allowing the enclosed sidewalls in this location would enable to property owner a measure of privacy from public water access that other properties in the City do not have to encounter.
- (5) The requirements of subsection 42-64(1), except for subsection 42-64(1)d are not met:

Special Conditions and/ or Circumstances (Section 42-64 (1) d): Per Sec. 48-33 (b) (5), this criterion is not applicable to consideration of a dock variance.

Not Self- Created (Section 42-64 (1) e): The request for a variance is not self-created in the sense that the property owner is seeking to rebuild the dock at length with a water depth conducive to boating. The current boathouse is enclosed, and the property owner seeks to rebuild the boathouse to maintain this design to also mitigation intrusion from public water access at the City Park.

Minimum Possible Variance (Section 42-64 (1) f): The requested variance may be the minimum possible variance to make reasonable use of the land and building if the Board determines that the sidewalls are justifiable based on the applicants concern for privacy from abutting public access of Lake Conway.

Purpose and Intent (Section 42-64 (1) g): The requested variance may be in harmony with the general purpose and intent of the land development code, and not injurious to the neighborhood if the Board determines that the sidewalls are justifiable based on the applicants concern for privacy from abutting public access of Lake Conway.

Based on consideration of these review criteria staff **neither recommends approval or denial** of the requested variance application. This discussion with respect to a possible use of enclosed sidewalls given the conditions of the subject property is a discussion for the Board.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which criteria are not met.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: Scott and Judith Gentry (owner/applicant)
6319 Gibson Drive (address of project)
Belle Isle, FL 32809

File No.: _____

FROM: City of Belle Isle - Gene Polk Park (adjacent property owner)
1600 Nela Avenue
Belle Isle, FL 32809

Section 18-21.004(3)(d), Florida Administrative Code, provides:

Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; **when a letter of concurrence is obtained from the affected adjacent upland riparian owner;** or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by Scott and Judith Gentry (the applicant), as shown in the above referenced file (and on the attached drawing). **I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C.** This file shows the structure will be located entirely within the applicant's riparian rights area and within 5 feet of the common riparian rights line between our parcels.



 (Original signature of adjacent owner)

 (Date signed)

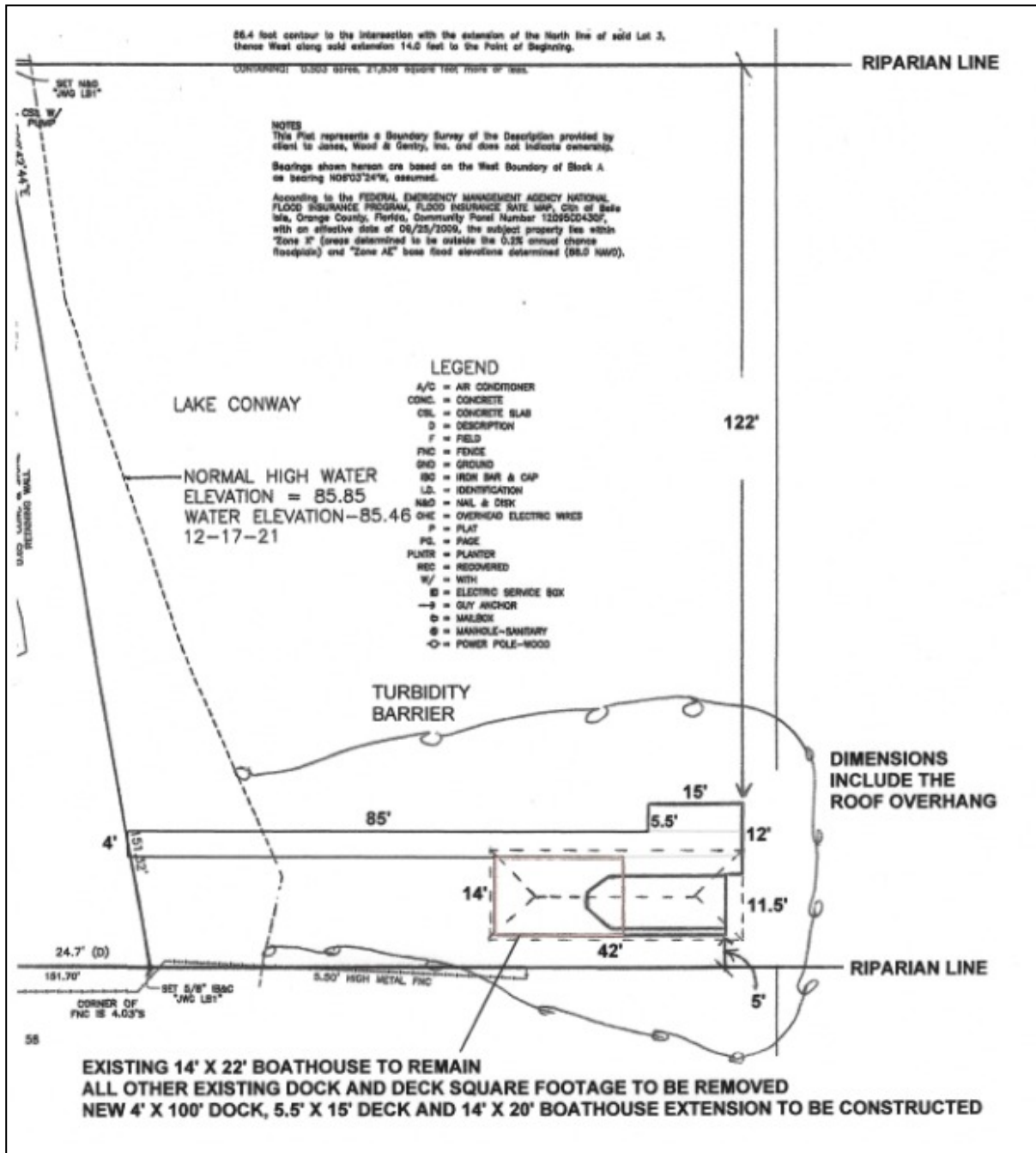
 (Printed name of adjacent owner)

This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

(1/30/03)

LETTER OF CONCURRENCE FOR SETBACK WAIVER

PAGE 2 – DRAWING, SKETCH, OR SURVEY OF PROPOSED DOCK LOCATION



_____ (Initials of adjacent owner)

_____ (Date)

Variance Request for 6319 Gibson Drive

This variance request is for permission to renovate and extend an existing boat dock that does not currently meet code, due to the existence of solid walls on the three sides of the boathouse.

What are the special conditions and circumstances unique to your property?
What would be the unnecessary hardship?

There is an existing, partially enclosed boathouse that provides privacy and security from possible exposure via the adjacent parcel, which is a public park. Losing those walls would eliminate the privacy and security provided by them.

How were the special conditions noted above created?

The existing boathouse was there decades before the owner purchased the property.

Can you accomplish your objective in another way?

No, the privacy and security provided by the existing walls cannot be achieved any other way.

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

Since this non-compliant condition has been in place for decades, it won't change or affect the ambiance of the area in a negative way. The adjacent property owners to the North and to the South of Gene Polk Park are in support of the variance. There are many historical old, enclosed boathouses in Belle Isle, so rebuilding this one 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.

Print Date: 12/06/2021 System Refresh Date: 12/05/2021

6319 Gibson Dr 24-23-29-0600-01-030**Name(s):**Genry Scott M
Gentry Judith Lauri**Physical Street Address:**

6319 Gibson Dr

Property Use:

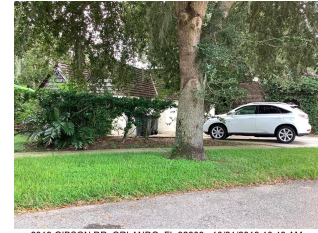
0130 - Sfr - Lake Front

Mailing Address On File:6319 Gibson Dr
Belle Isle, FL 32809-6148[Incorrect Mailing Address?](#)**Postal City and Zip:**

Orlando, FL 32809

Municipality:

Belle Isle



6319 GIBSON DR, ORLANDO, FL 32809 10/21/2019 10:48 AM

[Upload Photos](#) [View 2021 Property Record Card](#)

PROPERTY FEATURES



VALUES, EXEMPTIONS AND TAXES



SALES



MARKET STATS



LOCATION

2022 Values will be available in August of 2022. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)[Property Description](#)

BELLE ISLE ESTATES L/58 LOTS 3 4 & 5 BLK A & BEGIN AT NE COR OF LOT 3 BLK A OF SAID SUB SAID CORNER BEING AT THE ORIGINAL HIGH WATER MARK ON LK CONWAY TH SLY ON E LINE OF LOTS 3 4 & 5 BLK A TO SE COR OF LOT 5 TH E 24.7 FT; TH NLY ALONG 86.4 FT CONTOUR LINE TO INTERSEC WITH EXT OF N LINE OF SAID LOT 3 TH W ALONG SAID EXT 14 FT TO POB

[Total Land Area](#)

21,896 sqft (+/-) | 0.50 acres
(+/-)

[GIS Calculated](#)[Notice](#)[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 Value... | Working Value... | Working Value... | Working Value... |

[Building](#)[More Details](#)**Model Code:**

01 - Single Fam Residence

Actual Year Built:

1949

Gross Area:

6654 sqft

Type Code:

0103 - Single Fam Class III

Beds:

3

Living Area:

5184 sqft

a.

Building Value:

Working Value...

Baths:

3

Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Interior Wall:
Plastered

| Description | Date Built | Units | Xfob Value |
|--------------------|------------|------------|------------------|
| Bc2 - Boat Cover 2 | 01/01/2007 | 1 Unit(s) | Working Value... |
| Bd3 - Boat Dock 3 | 07/06/1993 | 1 Unit(s) | Working Value... |
| Fpl3 - Fplace 3 | 07/06/1993 | 4 Unit(s) | Working Value... |
| Pt2 - Patio 2 | 07/06/1993 | 1 Unit(s) | Working Value... |
| Wlcb - Wall Cb | 07/06/1993 | 76 Unit(s) | Working Value... |

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Scott or Judith Gentry, AS THE OWNER(S) OF THE
 REAL PROPERTY DESCRIBED AS FOLLOWS, 6319 Gibson Drive, DO
 HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Sheila Cichra,
 TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, boat dock variance, AND TO
 APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
 APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 11/01/21



Signature of Property Owner

Print Name Property Owner Scott M. Gentry

Date: _____

Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 1st day of November,
 2021 by Scott Gentry. He/she is personally known to me or has produced
 as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of
November, in the year 2021.



Kristine Tillman
 Signature of Notary Public
 Notary Public for the State of Florida

My Commission Expires: 11-9-23

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 24-23-29-0600-01-030

LEGAL DESCRIPTION:

BELLE ISLE ESTATES 1/58 LOTS 3 4 & 5 BLK A & BEGIN AT NE COR OF LOT 3 BLK A OF SAID SUB
 SAID CORNER BEING AT THE ORIGINAL HIGH WATER MARK ON LK CONWAY TH SLY ON E LINE
 OF LOTS 3 4 & 5 BLK A TO SE COR OF LOT 5 TH E 24.7 FT; TH NLY ALONG 86.4 FT CONTOUR
 LINE TO INTERSEC WITH EXT OF N LINE OF SAID LOT 3 TH W ALONG SAID EXT 14 FT TO POB

OCPA Web Map

Florida Turnpike

Interstate 4

Toll Road

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Road

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/Institutional

Governmental/Institutional/Misc

Commercial/Industrial/Vacant Land

Agricultural/Curtilage

Hydro

Waste Land

Parks

Lakes and Rivers

Building

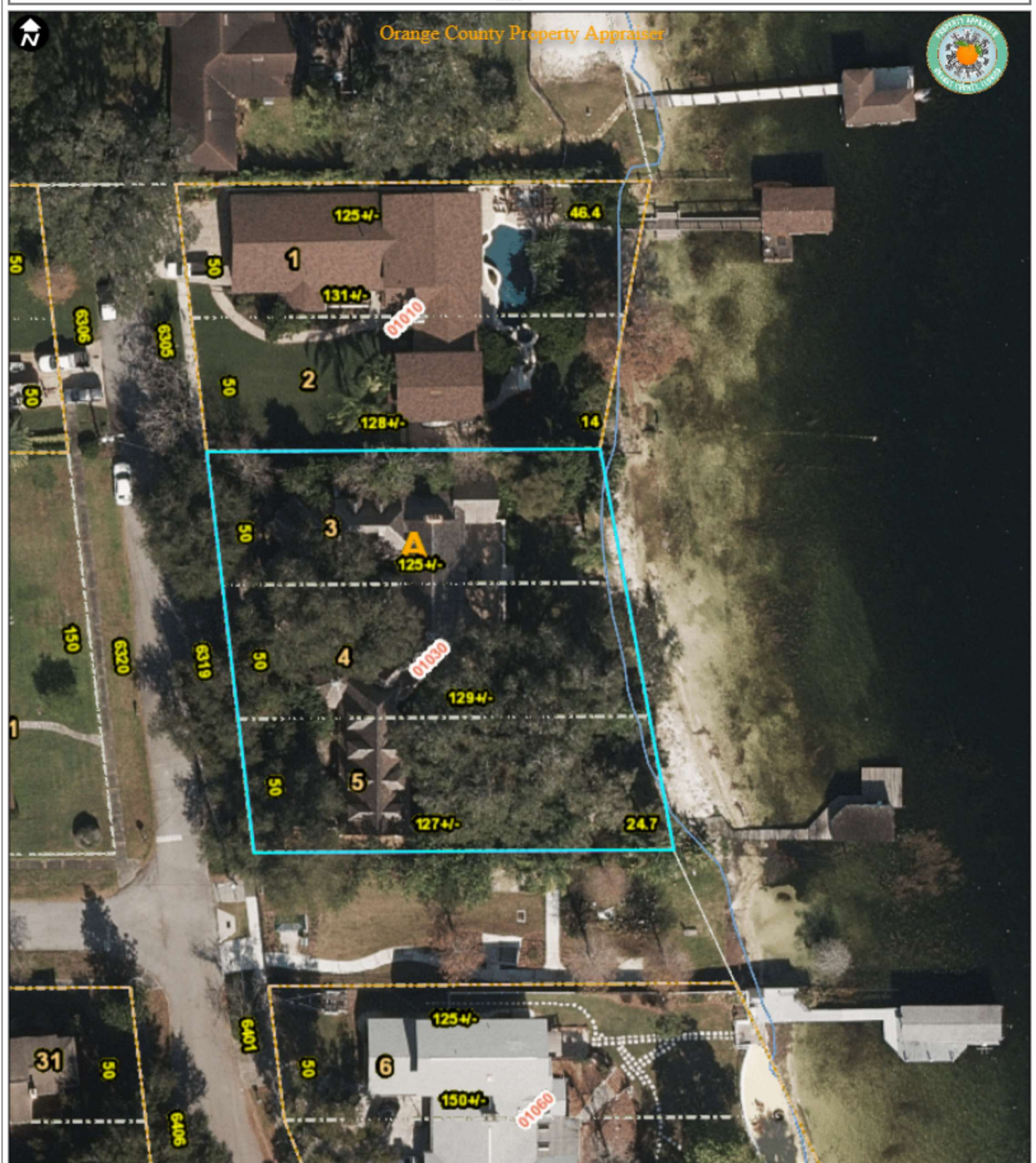
E Block Number

6 Lot Number

06060 Parcel Number

3106 Parcel Address

111.9 Parcel Dimension



BOUNDARY SURVEY

CITY OF BELLE ISLE
ORANGE COUNTY, FLORIDA

DESCRIPTION

Lot 3, 4, and 5, Block "A," BELLE ISLE ESTATES, according to the Plat thereof recorded in Plat Book "L", Page 58, Public Records of Orange County, Florida, together with:

Begin at the Northeast corner of Lot 3, Block "A," BELLE ISLE ESTATES, according to the Plat thereof recorded in Plat Book "L", Page 58, Public Records of Orange County, Florida, said corner being at the original high water mark on Lake Conway; thence run Southerly along the East line of Lots 3, 4, and 5, Block "A," of said BELLE ISLE ESTATES, said East line being identical with the said original high water mark, to the Southeast corner of said Lot 5; thence East along the lakeward extension of the South line of said Lot 5, a distance of 24.7 feet to the 86.4 foot contour; thence Northerly along said 86.4 foot contour to the intersection with the extension of the North line of said Lot 3, thence West along said extension 14.0 feet to the Point of Beginning.

CONTAINING: 0.503 acres, 21,836 square feet more or less.

NOTES

This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.

Bearings shown hereon are based on the West Boundary of Block A as bearing N06°03'24"W, assumed.

According to the FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Cth of Belle Isle, Orange County, Florida, Community Panel Number 12095C0430F, with an effective date of 09/25/2009, the subject property lies within "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) and "Zone AE" base flood elevations determined (88.0 NAVD).

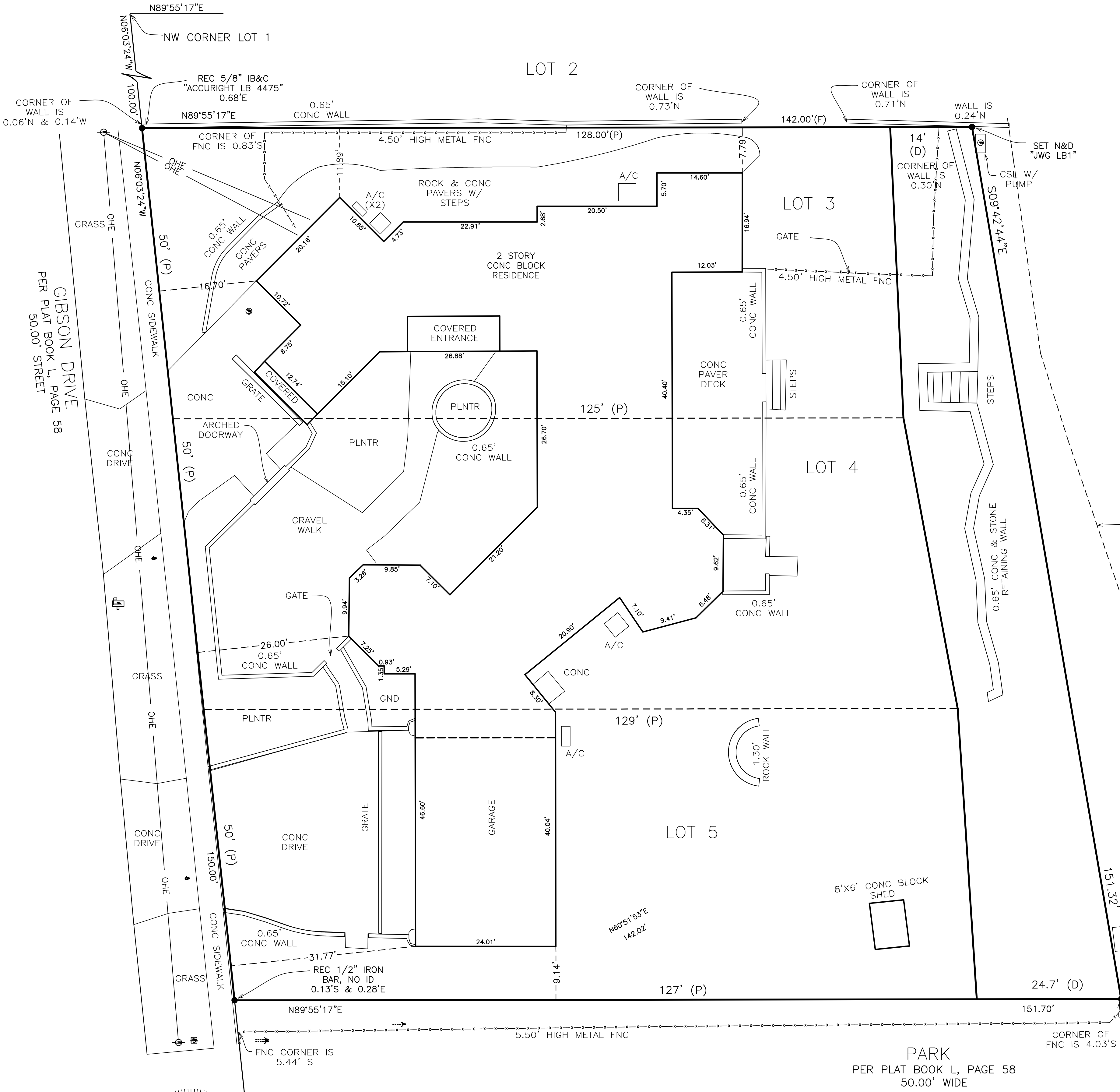
LEGEND

- A/C = AIR CONDITIONER
- CONC. = CONCRETE
- CSL = CONCRETE SLAB
- D = DESCRIPTION
- F = FIELD
- FNC = FENCE
- GND = GROUND
- IBC = IRON BAR & CAP
- I.D. = IDENTIFICATION
- N&D = NAIL & DISK
- OHE = OVERHEAD ELECTRIC WIRES
- P = PLAT
- PG. = PAGE
- PLNTR = PLANTER
- REC = RECOVERED
- W/ = WITH
- ☐ = ELECTRIC SERVICE BOX
- = GUY ANCHOR
- ✉ = MAILBOX
- ⊙ = MANHOLE-SANITARY
- = POWER POLE-WOOD

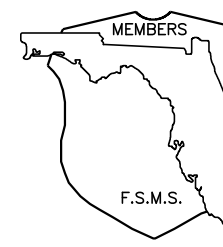
LAKE CONWAY

NORMAL HIGH WATER
ELEVATION = 85.85
WATER ELEVATION-85.46
12-17-21

SCALE: 1"=10'



REVISION-ADDED NORMAL HIGH
WATER LINE 12-28-21



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

NOT VALID WITHOUT SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
FOR:
SCOTT M. GENTRY
AND
JUDITH LAURI GENTRY

IT IS CERTIFIED THAT THE SURVEY REPRESENTED
HEREON WAS MADE UNDER MY RESPONSIBLE
CHARGE AND MEETS THE STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS IN RULE 5A-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
CHAPTER 472 FLORIDA STATUTES, UNLESS IT BEARS
THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER THIS
DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY: DG3
DATE:
DRAWING: 29277-BDY.DWG
JOB #: 29277
SHEET: 1 OF 1

GENTRY BOAT DOCK RENOVATION SITE PLAN - 6319 GIBSON DRIVE

CITY OF BELLE ISLE
ORANGE COUNTY, FLORIDA

DESCRIPTION

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CONTAINING: 0.503 acres, 21,838 square feet more or less.

NOTES

This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.

Bearings shown hereon are based on the West Boundary of Block A as bearing N08°03'24"W, assumed.

According to the FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, City of Belle Isle, Orange County, Florida, Community Panel Number 12095C0430F, with an effective date of 09/25/2009, the subject property lies within "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) and "Zone AE" base flood elevations determined (85.0 NAVD).

LEGEND

- A/C = AIR CONDITIONER
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- CSL = CONCRETE SLAB
- D = DESCRIPTION
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- W/ = WITH
- = ELECTRIC SERVICE BOX
- = GUY ANCHOR
- ⊞ = MAILBOX
- ⊙ = MANHOLE-SANITARY
- ⊙ = POWER POLE-WOOD

LAKE CONWAY

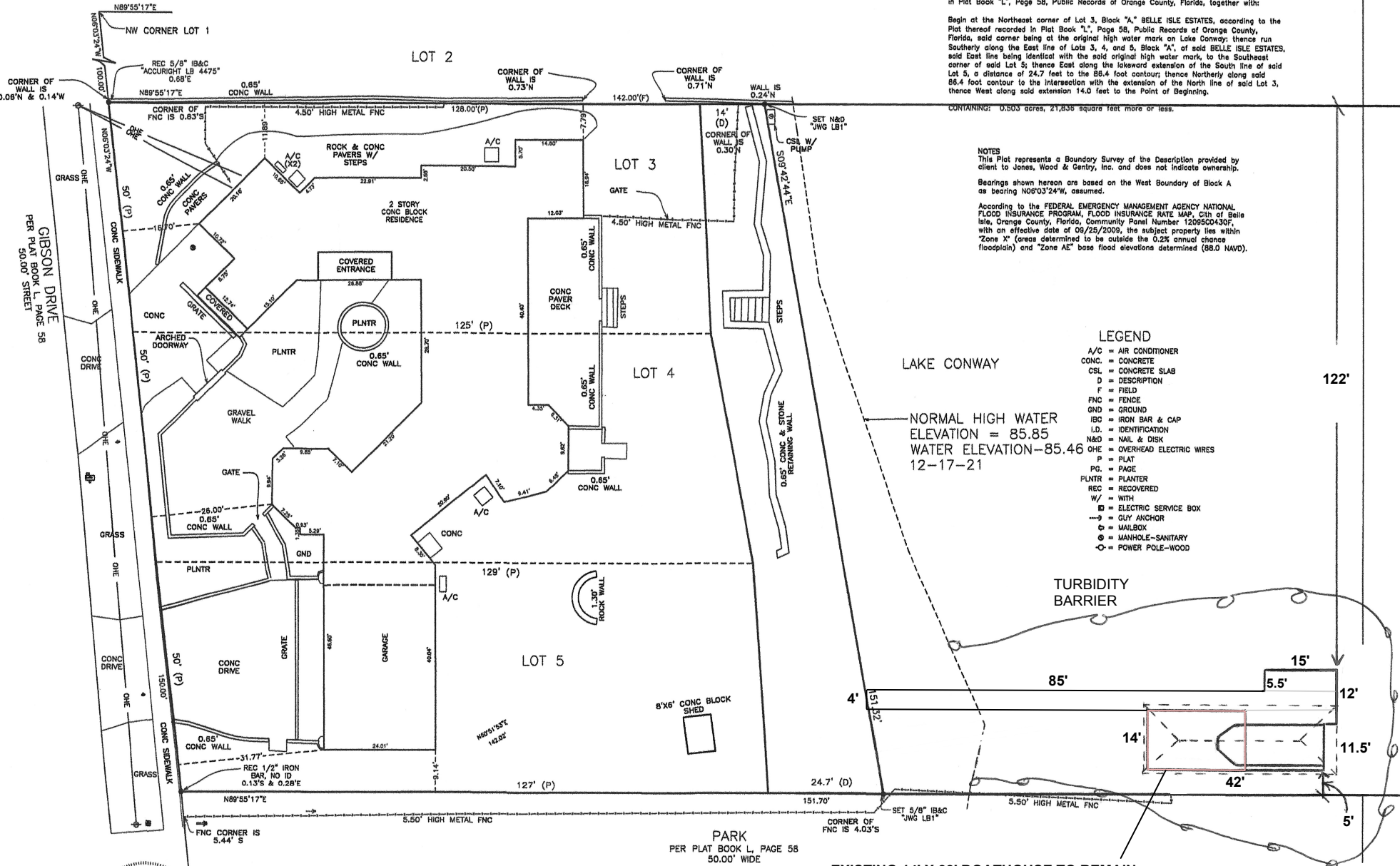
NORMAL HIGH WATER
ELEVATION = 85.85
WATER ELEVATION - 85.46
12-17-21

TURBIDITY
BARRIER

DIMENSIONS
INCLUDE THE
ROOF OVERHANG

RIPARIAN LINE

1" = 30'



REVISION--ADDED NORMAL HIGH
WATER LINE 12-28-21



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - L&I
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-888-7780

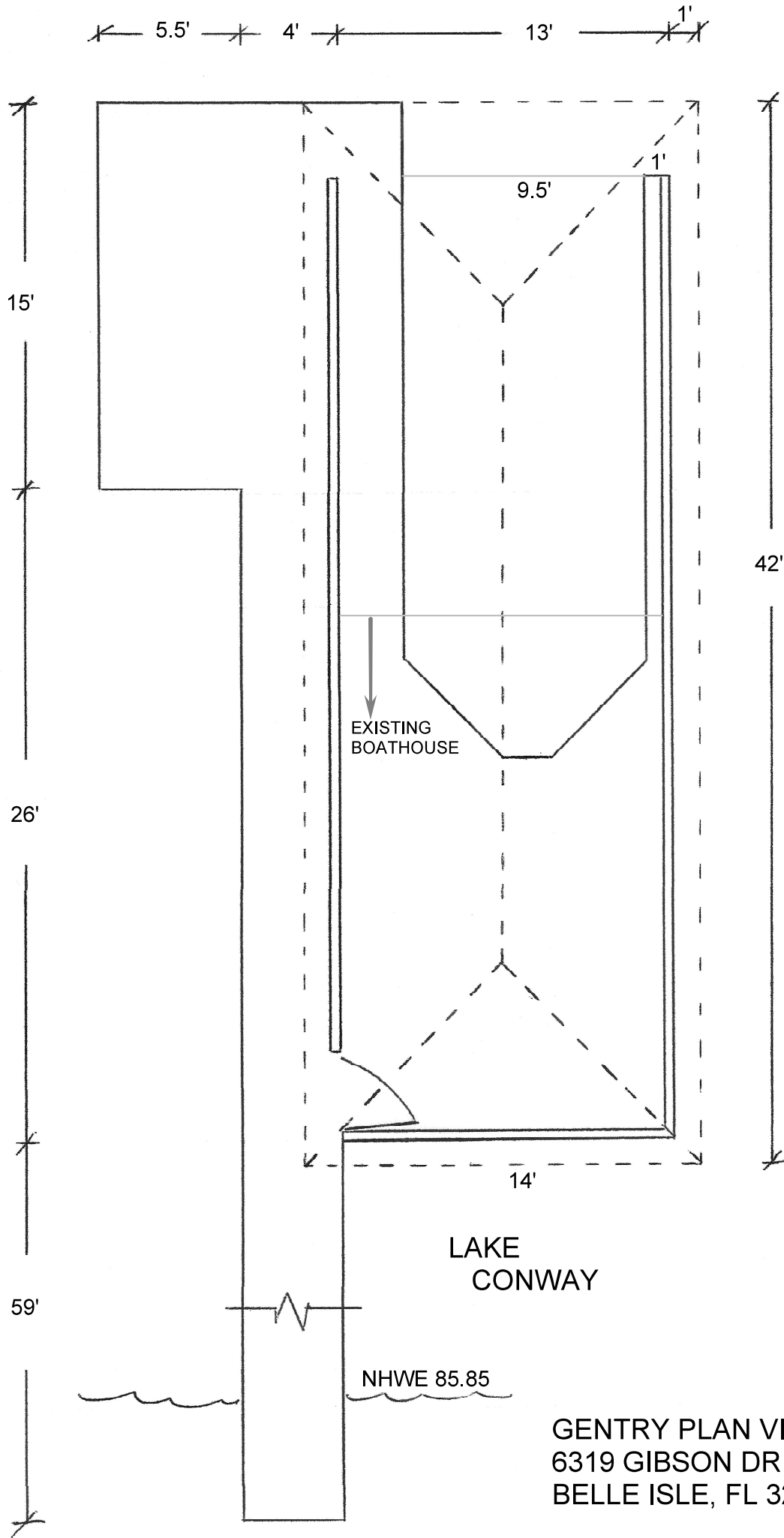


SCOTT M. GENTRY
AND
JUDITH LAURI GENTRY

IT IS CERTIFIED THAT THE SURVEY REPRESENTED
HEREON WAS MADE UNDER MY SUPERVISION
AND MEETS THE STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS IN RULE 1S-17,
CHAPTER 65E, FLORIDA STATUTES, IN ADDITION TO
COMPLYING WITH ALL OTHER REQUIREMENTS
IMPOSED BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS. I HEREBY
CERTIFY THAT THE SURVEY WAS MADE
IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN RULE 1S-17, CHAPTER
65E, FLORIDA STATUTES, AND I AM
NOT PROVIDING THIS INFORMATION FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

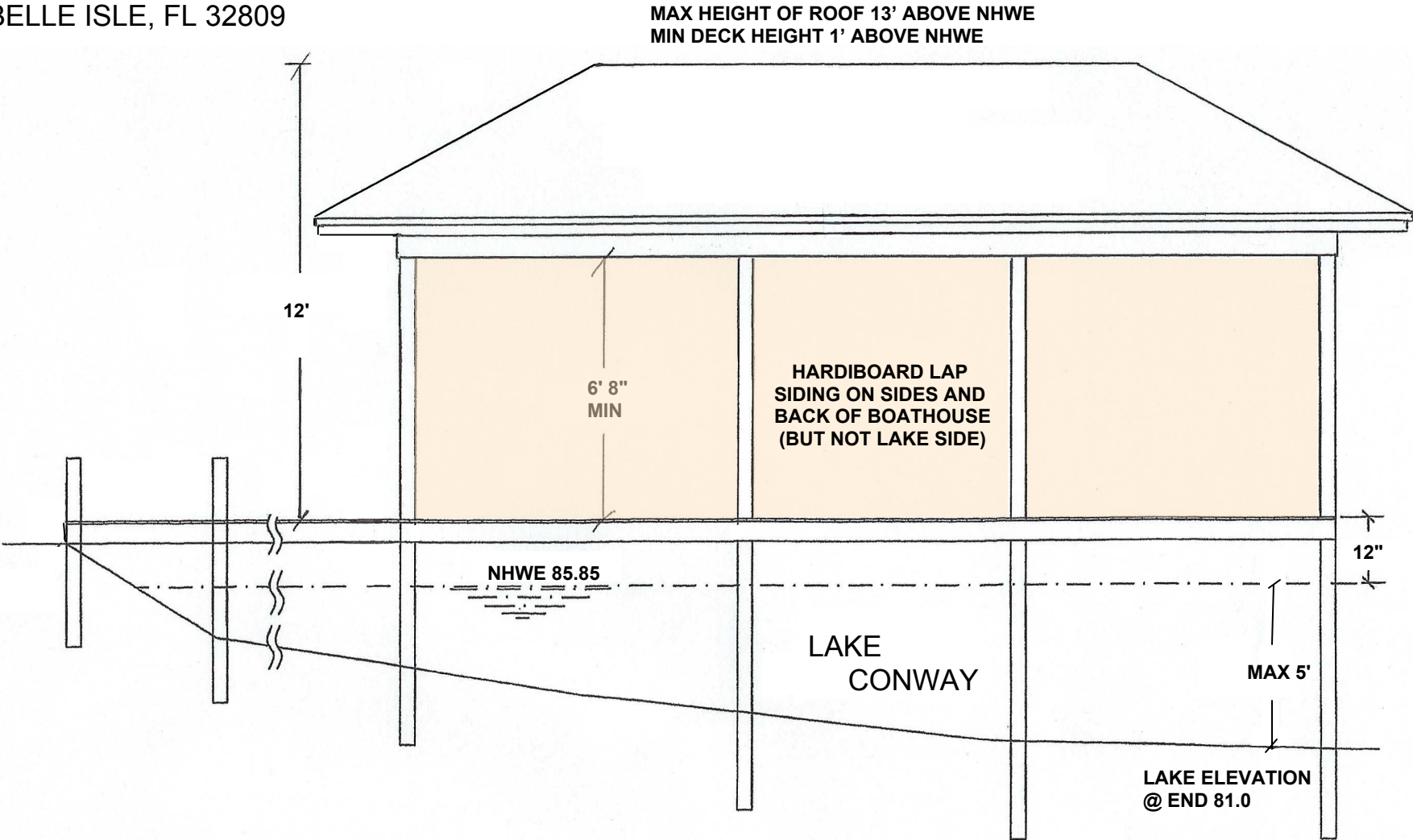
BY: DG3
DATE: 2/27/2021
DRAWING: 29277-BDY.DWG
JOB #: 29277
SHEET: 1 OF 1

EXISTING 14' X 22' BOATHOUSE TO REMAIN
ALL OTHER EXISTING DOCK AND DECK SQUARE FOOTAGE TO BE REMOVED
NEW 4' X 100' DOCK, 5.5' X 15' DECK AND 14' X 20' BOATHOUSE EXTENSION TO BE CONSTRU



GENTRY PLAN VIEW
6319 GIBSON DRIVE
BELLE ISLE, FL 32809

GENTRY BOAT DOCK ELEVATION
6319 GIBSON DRIVE
BELLE ISLE, FL 32809





VIEW FROM THE LAKE



VIEW FROM THE SHORE



VIEW FROM THE NORTH



VIEW FROM THE PARK