



**CITY OF BELLE ISLE, FL**  
**PLANNING & ZONING BOARD MEETING**  
Held in City Hall Chambers 1600 Nela Ave Belle Isle FL

**MINUTES**

The Belle Isle Planning & Zoning Board met in a special session on January 25, 2022, 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 Woods  
Board member Shenefelt  
Board member Thompson

Absent was:

Board member Hobbs  
Board member Statham

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

**1. Call to Order and Confirmation of Quorum**

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

**2. Invocation and Pledge to Flag – Chairman Lane- District 5**

**3. New Business**

a. Appointment of Vice-Chair

Board member Shenefelt moved to appoint Board member Woods as Vice-Chair.

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

**4. Approval of Minutes**

a. Approval of the Planning & Zoning Minutes - October 26, 2021

b. Approval of the Planning & Zoning Minutes - November 29, 2021

Board member Shenefelt moved to approve the minutes.

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

**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.

Vice-Chair Woods read the variance by title.

Sheila Cichra, contractor, spoke on behalf of the homeowner. Ms. Cichra clarified some concerns on how the variance was presented as follows,

1. She provided a copy of an aerial photograph and said that the dock does not extend out of the allowable length.
2. The existing walls on the boathouse are not long and deep enough to cover the deck, and we would like to add hardiboard on the sides and the back of the original boathouse part only with a max height of 13' above NHWE and a minimum deck height 1' above NHWE.

Scott Gentry, homeowner, spoke on the history of his home, built-in 1941. He shared his security and privacy concerns being so close to the park.

Vice-Chair Woods said the layout shows a floor at the existing boathouse. Sheila Cichra said, yes, that is correct. The homeowner is moving the slip out to the lake to accommodate a boat because it is not deep enough. Chair Woods said the variance is creating an enclosed occupiable space, which is why enclosed docks are not allowed and going against the code requirements.

From a security standpoint, Vice-Chair Woods said enclosed docks create a situation to have criminals hide behind the walls without being seen. In addition, a cozy space will make a home for the otters. If privacy is the concern and four-foot fence may be an option. Mr. Woods said he did speak with the applicant before the hearing on reconsidering the wall height and lake water level.

Mr. Gentry said he is aware of the hazards; however, privacy is a concern and shared a different perspective on walls, security, and safety. He also added that other homes in the area are similar to his requests.

Board member Shenefelt asked if the wall would have the same footprint; however, the floor moved out in the lake. The applicant said yes. The wall height is going to be 6' 8".

Board member Thompson joined the meeting.

Chairman Lane opened for public comment.

- Randy Holihan residing at 2513 Trentwood, spoke in support of the variance. He noted that residents have expensive items on their docks, and the walls can be the best for security in securing the items.

Chairman Lane called for a motion.

**Board member Shenefelt moved to approve the variance to keep the wall footprint and extending the dock out 20ft – with the understanding that the 20ft extension will not be walled in.**

**Board member Squires seconded the motion, which passed 4:1 with Vice Chairman Woods, nay.**

Chairman Lane said there is a 15-day appeal waiting period before starting any construction

## **6. Other Business**

City Manager Francis announced that April Fisher had submitted her resignation due to personal reasons. The City is currently searching for a Planner.

## **7. Adjournment**

There being no further business, Chairman Lane called for a motion to adjourn the meeting, unanimously approved at 7:04 pm.