

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: February 5, 2020

P&Z CASE #: 2020-02-006

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: February 25, 2020

APPLICANT: Sheila Cichra

OWNER: Michael or Mischelle Harmon

ADDRESS: 2154 Oak Beach Blvd

2919 Cullen Lake Shore Drive

Sebring, FL 33875

Belle Isle, FL 32812

PHONE: (407) 450-4241

(407) 701-7843

PARCEL TAX ID #: 18-23-30-4386-03-720

LAND USE CLASSIFICATION: sfr - lakefront ZONING DISTRICT: R-1-AA

DETAILED VARIANCE REQUEST: request a dock length of 44.5', which will be 40' longer
than the adjacent dock

SECTION OF CODE VARIANCE REQUESTED ON: Sec. 48-32 (a) (6)

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.

Sheila Cichra
APPLICANT'S SIGNATURE

02/05/2020

Michael Harmon
OWNER'S SIGNATURE

FOR OFFICE USE ONLY: FEE: \$150.00

02/06/2020 CR# 2369 H2P
Date Paid Check/Cash Rec'd By

Determination _____

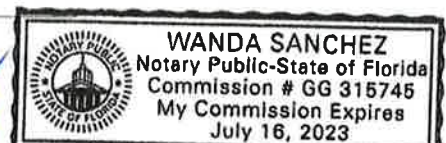
Appealed to City Council: ☐ Yes ☐ No

Council Action: _____

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to or affirmed and subscribed before me this 5 day of February 2020, by Michael Harmon. Personally Known ☒
OR Produced Identification _____ Type of Identification Produced _____

Wanda Sanchez




RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER
[Searches](#)
[Sales Search](#)
[Results](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)
2919 Cullen Lake Shore Dr < 18-23-30-4386-03-720 >

Name(s)

 Harmon Michael Jr
 Harmon Mischelle C

Mailing Address On File

 2919 Cullen Lake Shore Dr
 Belle Isle, FL 32812-1038

[Incorrect Mailing Address?](#)

Physical Street Address

2919 Cullen Lake Shore Dr

Postal City and Zipcode

Orlando, FL 32812

Property Use

0130 - Sfr - Lake Front

Municipality

Belle Isle


View 2019 Property Record Card
[Property Features](#)
[Values, Exemptions and Taxes](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
2020 values will be available in August of 2020.
Property Description
[View Plat](#)

LAKE CONWAY ESTATES SECTION 7 Z/38 LOT 372

Total Land Area


36,691 sqft (+/-) | 0.84 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... | working... | working... | working... |

Page 1 of 1 (1 total records)

Buildings

| Important Information | | | Structure | | | |
|---|---------------------|-----------------------------|--------------------|------|----------------|-----------------------|
|  | Model Code: | 01 - Single Fam Residence | Actual Year Built: | 1977 | Gross Area: | 4940 sqft |
| | Type Code: | 0103 - Single Fam Class III | Beds: | 4 | Living Area: | 3216 sqft |
| | Building Value: | working... | Baths: | 3.5 | Exterior Wall: | Concrete/Cinder Block |
| | Estimated New Cost: | working... | Floors: | 2 | Interior Wall: | Drywall |

Page 1 of 1 (1 total records)

Extra Features

| Description | Date Built | Units | XFOB Value |
|--------------------|------------|-----------|------------|
| FPL2 - Fireplace 2 | 01/01/1977 | 1 Unit(s) | working... |
| PL2 - Pool 2 | 01/01/1977 | 1 Unit(s) | working... |
| SCR3 - Scrm Enc 3 | 12/01/2005 | 1 Unit(s) | working... |
| BD2 - Boat Dock 2 | 01/01/1997 | 1 Unit(s) | working... |

Page 1 of 1 (4 total records)

This Data Printed on 01/05/2020 and System Data Last Refreshed on 01/04/2020

What are you looking to do today? You can also type your question below.



2

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Michael or Mischelle Harmon, AS THE OWNER(S) OF THE
REAL PROPERTY DESCRIBED AS FOLLOWS, 2919 Cullen Lake Shore 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 building permit, 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: 2/5/2020



[Signature]
Signature of Property Owner

Michael Harmon
Print Name Property Owner

Date: _____

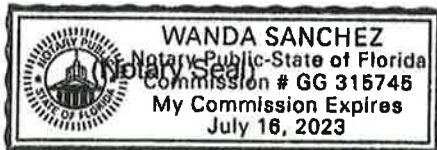
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 5 day of February,
2020 by Michael Harmon. 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 5 day of
February, in the year 2020.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 7/16/2023

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

PARCEL ID #: 18-23-30-4386-03-720

LEGAL DESCRIPTION: LAKE CONWAY ESTATES SECTION 7 Z/38 LOT 372

ITEM 3

MEMORANDUM

TO: Planning and Zoning Board

DATE: February 25, 2020

PUBLIC HEARING CASE #2020-02-006 - PURSUANT TO BELLE ISLE CODE SEC. 48-33 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A) (6) (A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

Background:

1. On February 5, 2020, Sheila Cichra submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, February 15, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, February 14, 2020.

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 in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the requested variance from Sec. 48-32(A)(6)(A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-63, 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** the requested variance from Sec. 48-32(A)(6)(A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

SUBSECTION (D), a 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.



Heidi Peacock <hpeacock@belleislefl.gov>

Fwd: Harmon

1 message

Sheila Cichra <sheilacichra@gmail.com>

Thu, Feb 6, 2020 at 1:04 PM

To: Heidi Peacock <hpeacock@belleislefl.gov>, Susan Manchester <SManchester@universalengineering.com>, April Fisher <APRILFISHER73@gmail.com>

Please see attached, the electronic version of the plans.

Regarding special conditions and or circumstances:

The contour of the shoreline and the water depth along the shoreline create a situation where there is only one fairly small place that a functional boathouse may be constructed.

Regarding not self-created:

The contour of the shoreline and the depth of the lake is not a situation that was created by any man; especially not this current property owner.

Regarding the minimum possible variance:

As previously mentioned, this really is the Only location where there is adequate water depth for a functional boathouse.

Regarding purpose and intent:

The proposed structure will not seem out of place, as it is average length and size. It is just the contour of the shoreline, in this tiny little cove area of the lake, that creates the length issue.

Please let me know if this is an adequate response to the application supplement?

Thank you!

--

Sheila Cichra
President, Streamline Permitting, Inc.
[2154 Oak Beach Boulevard](#)
[Sebring, Florida 33875](#)
cell (407) 450-4241
office (863) 314-6711
sheilacichra@gmail.com
CRC1326973

----- Forwarded message -----

From: **Smith, Thomas** <thomas@macgregorsmith.com>

Date: Thu, Feb 6, 2020, 9:27 AM

Subject: Harmon

To: sheilacichra@gmail.com <sheilacichra@gmail.com>

Here is the file with the C1 Revised and then C2 & C3 from the other part.

Did you need C4 in this as well?

Thanks

Thomas M Smith IV







Harmon Residence Dock

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650

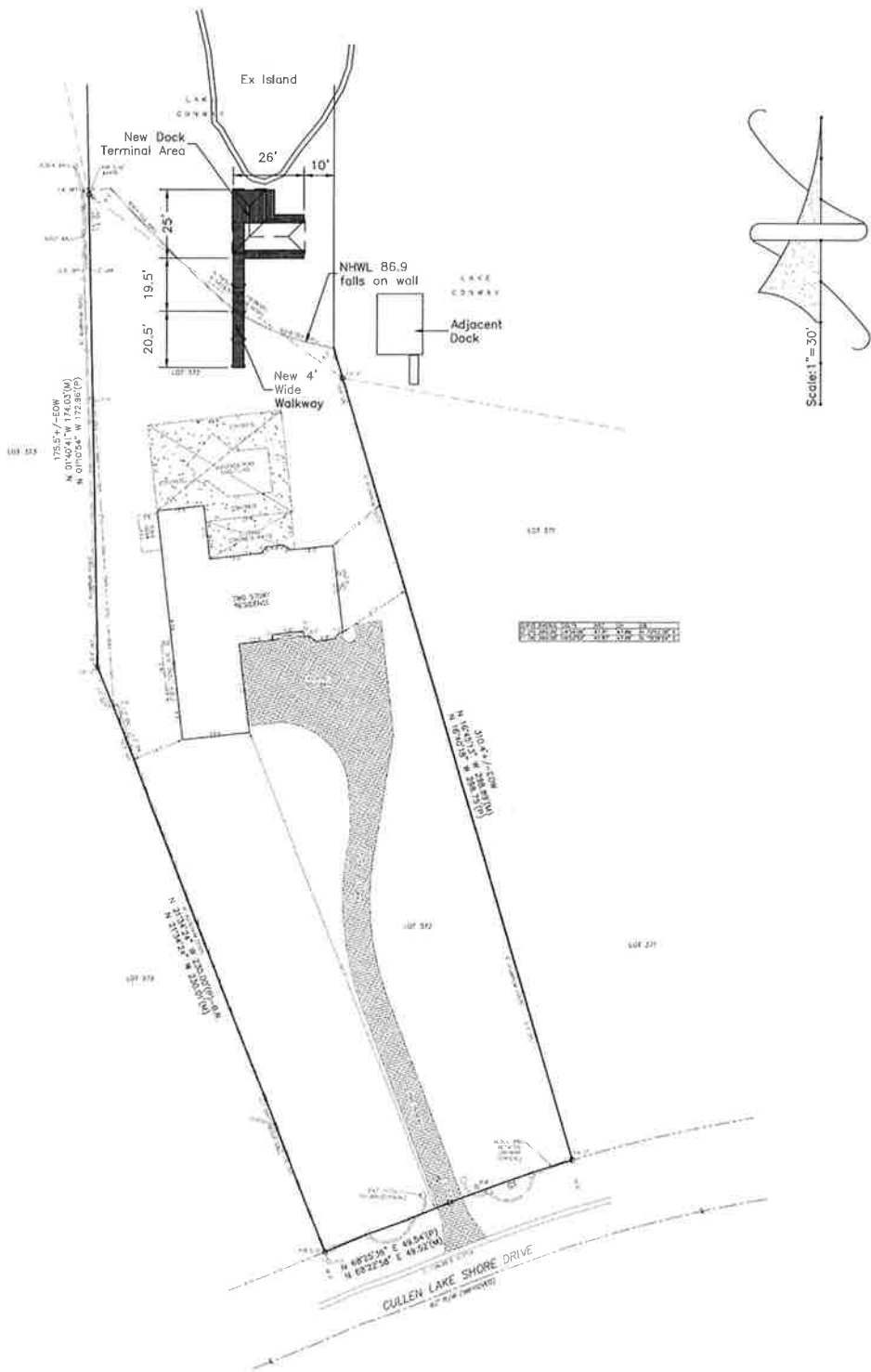
Wood Frame Construction Notes:

- a. Design Parameters: per Load Table
- b. Lumber exposed to weather or contacting concrete or steel shall be pressure treated (PT)
- c. All lumber in contact with concrete products shall be shielded by a protective barrier.
- d. All fasteners in contact with pressure treated lumber are to be hot dipped galvanized or stainless steel.
- e. All dimensions shall be field verified. The engineer and owner shall be notified immediately of any discrepancies from dimensions or field conditions noted herein.
- f. Elevation views are for visual reference only. Always refer to layout plans for specified measurements.
- g. Anchor positions shall have a tolerance of $\pm \frac{1}{2}"$.
- h. Written dimensions supercede scaled dimensions in all cases. Any dimensional discrepancies shall be brought to the attention of the engineer immediately.

Specifications and Notations:

General Notes:

- G1. These notes shall apply to all work in this set of drawings.
- G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
- G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
- G4. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
- G5. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
- G10. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
- G11. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
- G12. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.



Project Description

Install new private boat dock on an residential property.

Schedule of Drawings

- C1 - Cover Sheet & Site Plan
- C2 - Dock Installation Plan
- C3 - Elevations & Details
- C4 - Siltation and Erosion Control Details

Project Data

| General Information | |
|-----------------------|------------------------|
| Total Site Area | 0.84 Ac |
| Width at NHWL | 116 lf |
| Construction Data | |
| Construction Type: | V |
| Building Description: | PT Wood & Shingle Roof |
| Terminal Dock Area: | 550 sf |
| Walkway area: | 160 sf |
| Total Building Area: | 710 sf |

Applicable Codes
Florida Building Code 2017

Design Load Table

| Floor Live Loads | |
|---------------------|----------------|
| Decks & Walkways | = 60 psf |
| Roofs | = 20 psf |
| Wind Design Data | |
| Ultimate Wind Speed | = 139 mph |
| Basic Wind Speed | = 108 mph |
| Risk Category | = II |
| Wind Exposure | = D |
| Exposure Class | = Not Enclosed |
| Int pressure Coeff | = 0.55+/- |
| Peak Wind Load | = 35.99 psf |

Dock Area Calculations

| | |
|--|-----------------------|
| Length of property at the NHWL | = 116 lf |
| Dock Area Calculation | |
| Allowable area = (10 sf/lf * 75 lf) + (5 sf/lf * (116-75)lf) | |
| Allowable area | = 955 sf |
| Area of boat dock deck | = 368 sf |
| Additional Area under roof | = 220 sf |
| Total Terminal Platform Area | = 588 sf < 1,000 (OK) |

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 00066579
ph (407) 299-0650

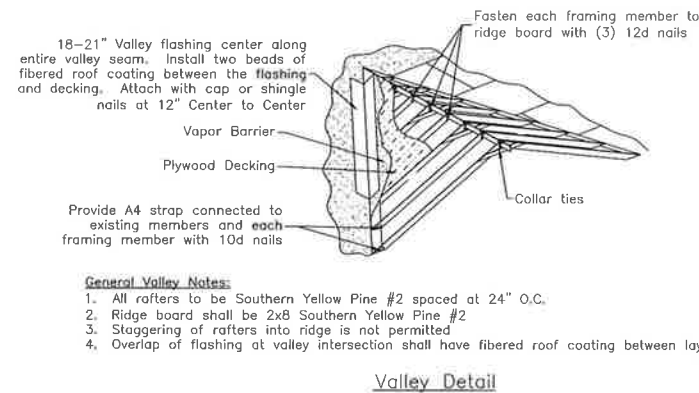
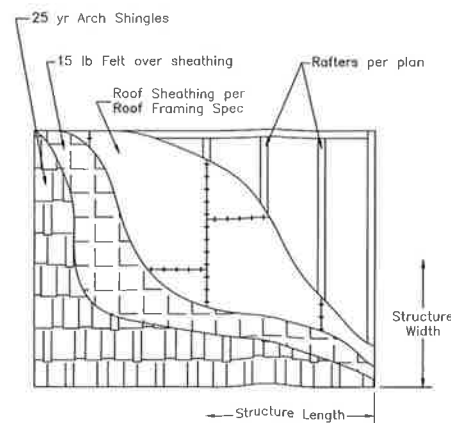
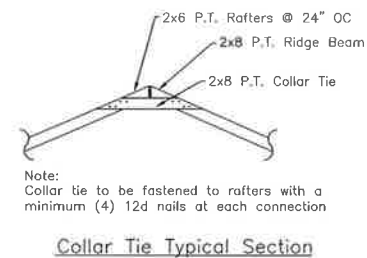
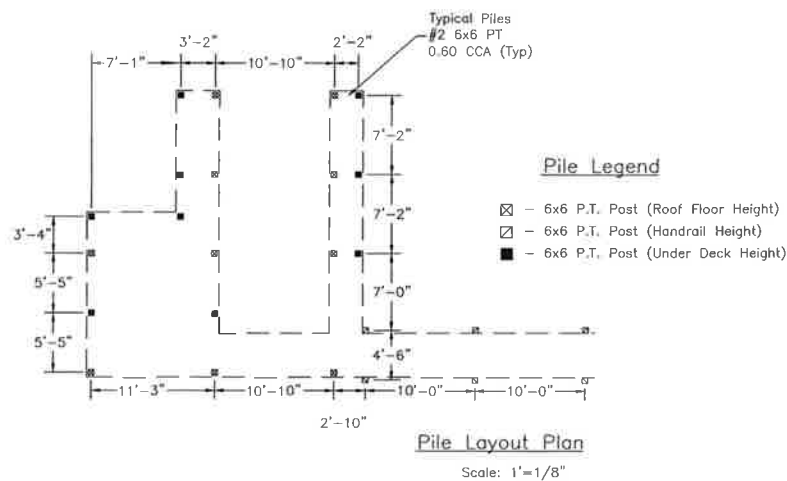
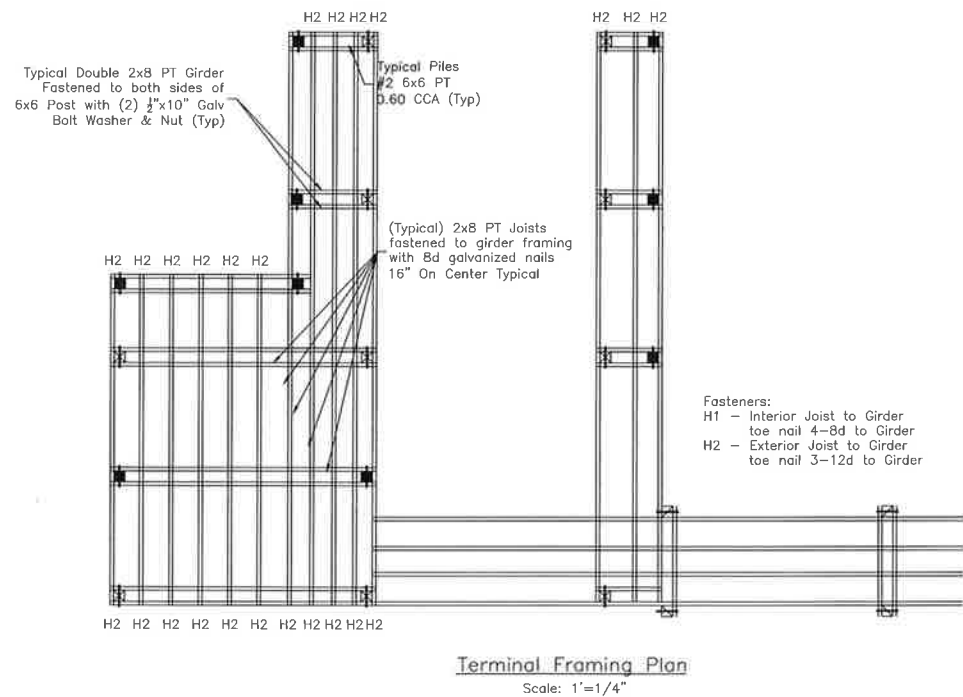
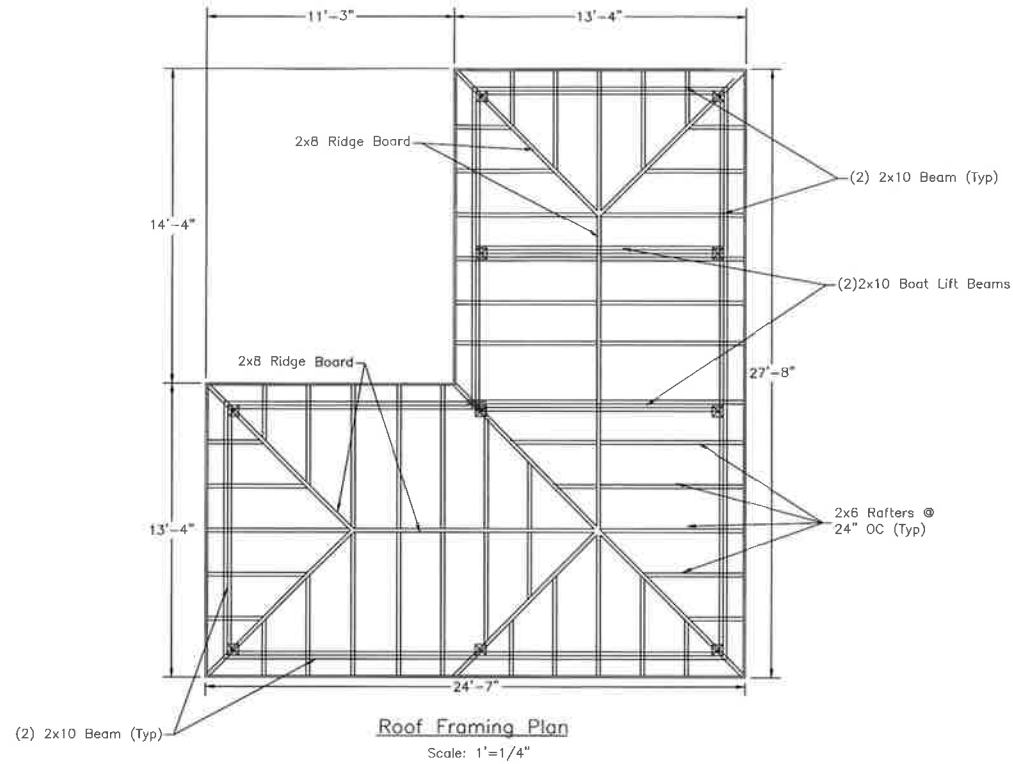
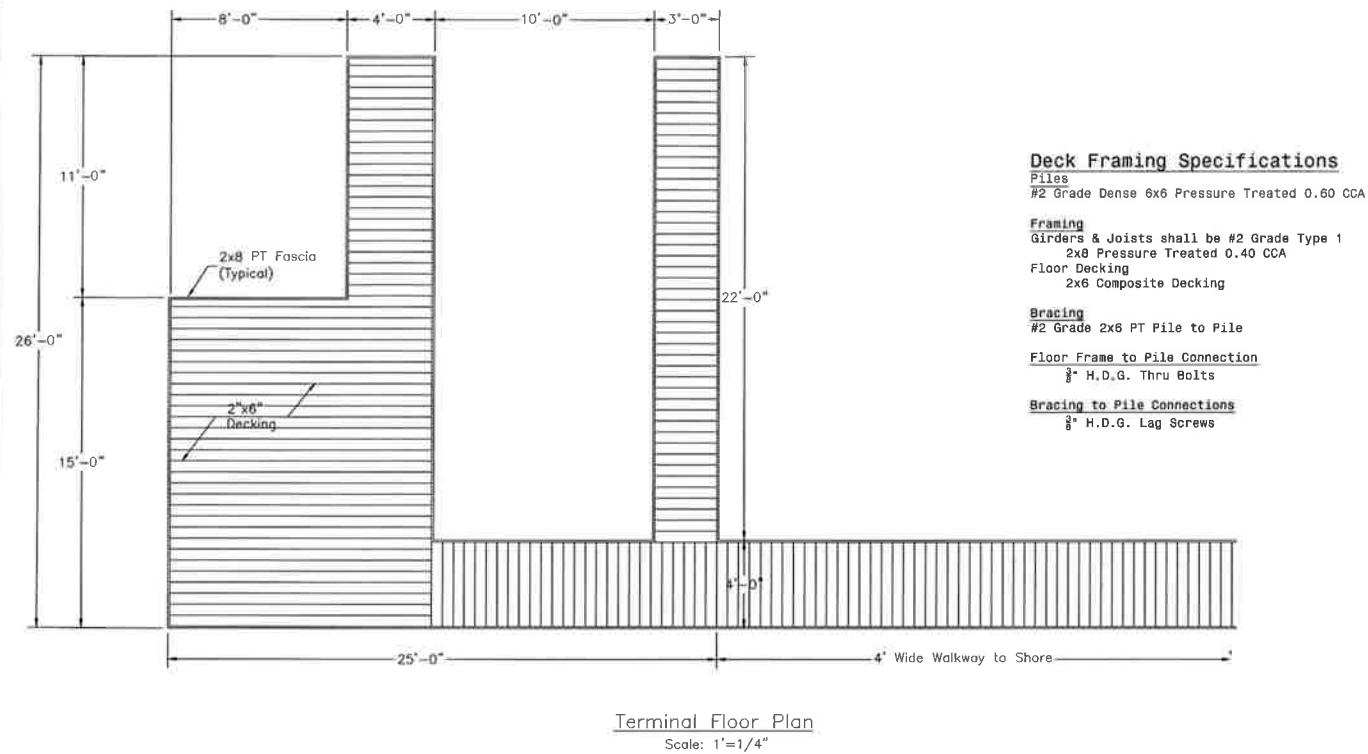
Cover Sheet & Site Plan
Harmon Residence Dock
2919 Cullen Lake Shore Dr, Belle Isle, FL 32812

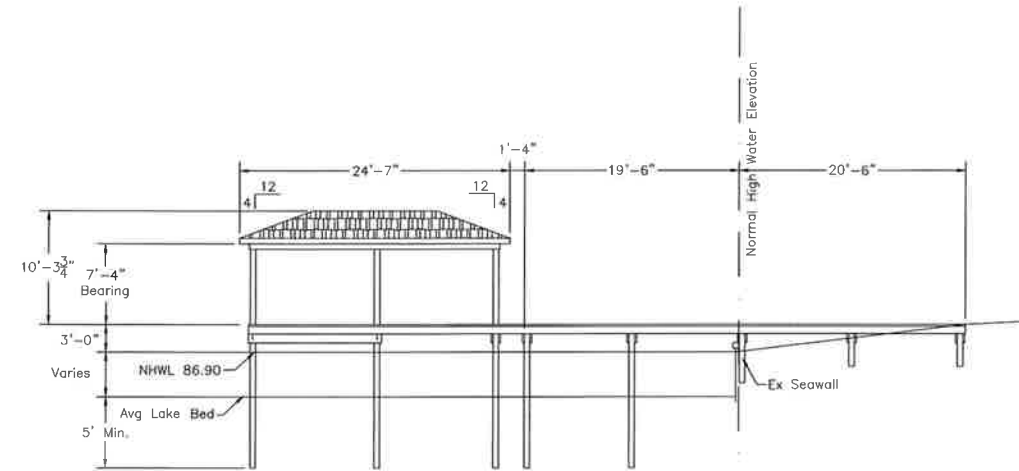
| | |
|---------|---------|
| DP | Drawn |
| DP | Checked |
| 1"=30' | Scale |
| 1/23/20 | Date |
| Dock-C1 | File |

Dwg. No.

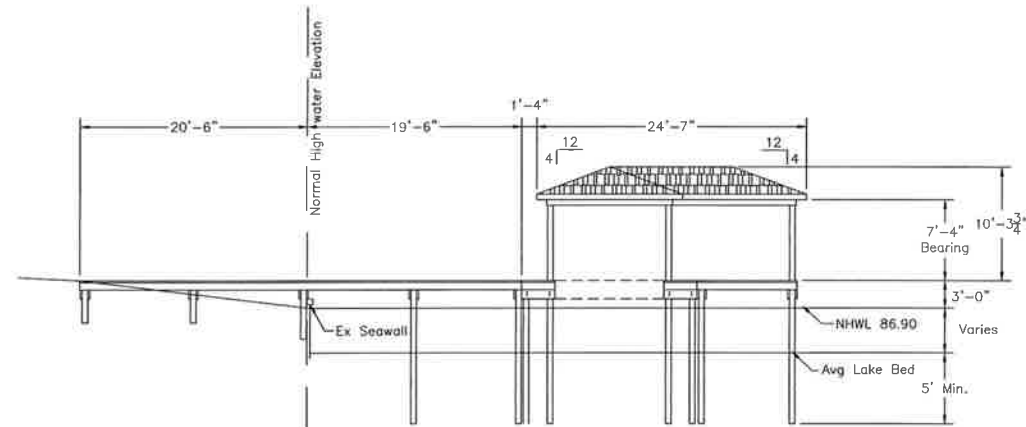
C1

1 of 4

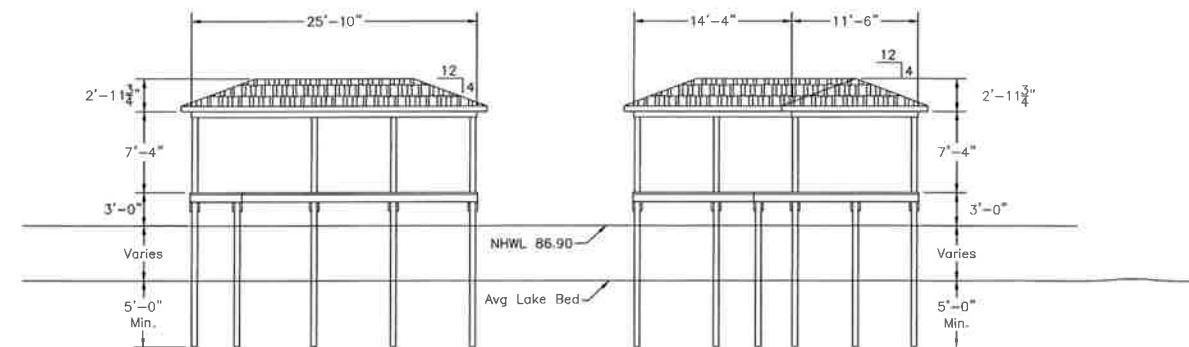




Side Elevation - East View

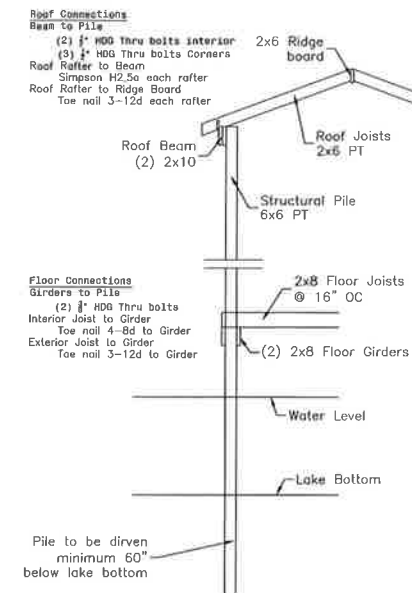


Side Elevation - West View

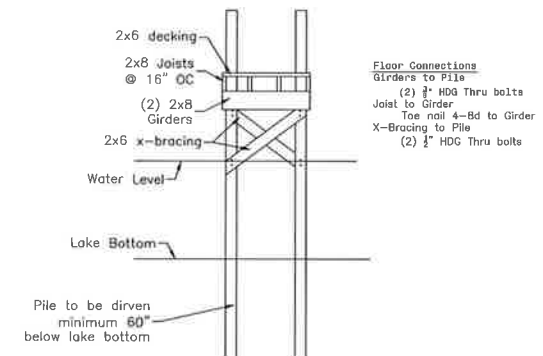


Front Elevation - North View

Rear Elevation - South View



Dock Structural Framing Section



Walkway Structural Framing Section

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 0000579 ph (407) 299-0650

Roof Plan & Elevations
Harmon Residence Dock
2919 Cullen Lake Shore Dr, Belle Isle, FL 32812

| | |
|---------|---------|
| DP | Drawn |
| DP | Checked |
| 1/4"=1' | Scale |
| 1/23/20 | Date |
| Dock-C3 | File |

Dwg. No.

C3

3 of 4