



CITY OF BELLE ISLE, FLORIDA

Zoning Department: Staff Analysis

October 17, 2023

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

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

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

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

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



CITY OF BELLE ISLE, FLORIDA

Zoning Department: Staff Analysis

5501 McCawley Court

Major Zoning Considerations for Dock Designs

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



CITY OF BELLE ISLE, FLORIDA

Zoning Department: Staff Analysis

Wallace Beach

Major Zoning Considerations for Dock Designs

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