



CITY OF BELLE ISLE, FLORIDA

Zoning Department: Staff Analysis

January 11, 2024

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

Background: In July 2023, the Belle Isle Police Department requested a dock site to station 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. At a recent Council meeting, Wallace Beach was determined the project site for the police dock.

Belle Isle code section 48-32 outlines the design criteria for a boat dock. 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.

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. Exceptions to the code must be determined to be in the citizens' best interest and not detrimental to public health, safety, and welfare. The project proposal may undergo a variance request process, if necessary, by the City's Planning and Zoning Board.

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.



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Planning and Zoning Department

Zoning Requirements for Dock Designs Wallace Beach

1. Setbacks. Under section 48-32 (a) (1), private boat docks must have a minimum 5-foot side setback. **The property and dock design provides accommodations for the 5-foot side setback requirement.**
2. Total Area. Under section 48-32 (a) (3), the allowable terminal platform size is based on the linear shoreline frontage. **The linear shoreline frontage of the property is 73 feet, which allows the maximum terminal platform size of 730 square feet. The proposed terminal platform size is 986 square feet.**
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 the property. Among the four docks, only one dock at 1311 E Wallace Street is affected by the code criteria. The police department has contacted the property owner of 1311 E Wallace Street and the owner expressed no concerns for the proposed dock design.**
 - b. 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 36.5 feet in width as the linear shoreline footage is 73 feet. The proposed dock width is 33 feet.**
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. The proposed dock does not impact the County's drainage easement and would not interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.**
 - b. No flat roofs.
 - c. No enclosed sidewalls are permitted on any dock.
 - d. Storage lockers cannot exceed 30 inches in height above the deck and 67 cubic feet of volume. Storage lockers on a dock shall not be used to store boat maintenance and/or repair equipment and materials, fuel, fueling equipment, and hazardous materials or hazardous wastes.
 - e. 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.