

**City of Belle Isle**  
**Planning & Zoning Board Regular Session Minutes**  
**July 25, 2017 – 6:30pm**

Frank Kruppenbacher City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Steve Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	OPEN District 6	Nicholas Fouraker Chairman District 7
--------------------------------------	--	-------------------------------	----------------------------	-----------------------------	---------------------------	--------------------	---

On Tuesday, July 25, 2017 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Attorney Callan, Chairman Fouraker, Board member Templin, Board member Lane, Board member Shenefelt, City Manager Bob Francis, City Planner April Fisher and City Clerk Yolanda Quiceno. Absent were Vice Chairman Woods, Board member Jervis, and Board member Russell Cheezum.

**CALL TO ORDER**

Chairman Fouraker called the meeting to order at 6:45pm, confirmation of quorum and opened with the Pledge of Allegiance.

Chairman Fouraker reported that Case Number #2017-07-023 has been pulled from tonight's session and at the request from April Fisher has requested that it be rescheduled for the August Board meeting.

**APPROVAL OF MINUTES**

- Approval of Planning & Zoning minutes for April 25, 2017
- Approval of Planning & Zoning minutes for May 23, 2017

Board member Templin made the following corrections to the April 25, 2017 minutes as follows,

Page 2, Paragraph 1(2) reads as follows, "That the proposed 10-slip boat dock not be ~~permitted but~~ ~~he City...~~"

Should read, "That the proposed 10-slip boat dock not be approved by the City..."

Page 2, Paragraph 5(b) reads as follows, "That the proposed 10-slip boat dock not be ~~permitted~~ ~~but he City...~~"

Should read, "That the proposed 10-slip boat dock not be approved by the City..."

**Board member Templin moved to approve the minutes as amended.**

**Board member Lane seconded the motion, which passed unanimously.**

**PUBLIC HEARING CASE #2017-07-023:**

Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23-30-0000-00-005.

**Board member Templin motioned to move agenda #5 to the next item on the agenda.  
Board member Lane seconded the motion, which passed unanimously.**

**Board member Templin motioned to continue Public Hearing Case #2017-07-023 to the next scheduled meeting on August 22, 2017.  
Board member Shenefelt seconded the motion, which passed unanimously.**

**PUBLIC HEARING CASE #2017-07-015**

Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Perlis Nease Development c/o G L Summitt Engineering, Inc. for a proposed commercial development on Lot #3 at 4400 Hoffner Avenue, Orlando FL 32812, also known as Parcel #20-23-30-0000-00-012.

Chairman Fouraker introduced April Fisher, City Planner to present the staff report.

April Fisher, City Planner, addressed the Board and said the site plan review is for a 18,000 sqft fitness center and associated infrastructure located on Lot#3 at 4400 Hoffner Avenue.

Ms. Fisher stated that the proposed site plan meets all applicable code requirements and allowable uses. She provided the following procedural conditions for consideration,

1. A dumpster permit shall be required as part of the building permit application process.
2. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
3. Pursuant to Sec. 50-73 (d) (1) and Sec. 50-76 (3) b.1, an 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. The buffer must include the following plant material per 100 linear feet: 3 canopy trees 4 understory trees; and, 15 shrubs. In previous site plan approvals for phase 1 and 2 of the property (Wawa and O'Reilly's), the developer entered into a maintenance agreement with the adjacent residential homeowners' association to share in responsibility of the existing wall in lieu of building an additional wall. They are seeking the same consideration with the Lot #3 portion of the development. Additionally, there is an existing canopy tree line along the fence that the developer would like to keep as they did in earlier phases of the project in lieu of the buffer planting requirements.
4. Storm water management plans consistent with the requirements of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application. April Fisher stated that his item has already been fulfilled in conjunction with the previous site review.
5. A separate sign permit application is required.

Attorney Callan stated that there is a typo on the site plan on Page 3 of 6 and 4 of 6 to be clarified by the Applicant. For the record the applicant, Geoff Summitt with Denham Summitt Engineering with offices at 3667 Simonton Place, Lake Mary, FL said in the original plat the overall site was split into three lots; .19 acres for Lot 1, 7.8 acres for Lot 2 and 4.35 acres for Lot 3 with an aggregate total of 7.7 acres for the entire site. The access drive and landscaping buffer on the west side on Hoffner is part of the 4.53 acres; including the storm water pond on the southeast corner on Lot 2.

Attorney Callan asked if the applicant would show the top of the bank on Lot 3. Mr. Summitt said that information was submitted to the St Johns Water Management district along with the O'Reilly's

application and does meet all the water quality requirements. Discussion ensued. Chairman Fouraker asked if the fencing would be replaced around the wet pond. Mr. Summitt said yes. Attorney Callan asked if the applicant will be able to commit to replacing the fence within 90-days of approval. Mr. Holihan said he does not see a problem with the 90-day condition. Chairman Fouraker shared his concerns with the site maintenance and upkeep. Discussion ensued on an acceptable landscape maintenance plan.

Randy Holihan, Developer, residing at 2513 Trentwood Blvd, Belle Isle clarified that the applicant has received approval for the monument signs. The sign permit referenced in the staff report is for the building sign only.

Chairman Fouraker opened for public comment. There being none, he closed public comment and opened for Board discussion.

**Board member Templin motioned approval to Council this request of a proposed commercial development on Lot #3 submitted by applicant Perlis Nease Development c/o GL Summitt Engineering, Inc. consisting of one tax parcel referenced located at 4400 Hoffner Avenue, Belle Isle, FL 32812, also known as Parcel #20-23-30-0000-00-012 with the following staff conditions,**

- 1. A dumpster permit shall be required as part of the building permit application process.**
- 2. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.**
- 3. Pursuant to Sec. 50-73 (d) (1) and Sec. 50-76 (3) b.1, an 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. The buffer must include the following plant material per 100 linear feet: 3 canopy trees 4 understory trees; and, 15 shrubs. In previous site plan approvals for phase 1 and 2 of the property (Wawa and O-Reilly's), the developer entered into a maintenance agreement with the adjacent residential homeowners' association to share in responsibility of the existing wall in lieu of building an additional wall. They are seeking the same consideration with the Lot #3 portion of the development. Additionally, there is an existing canopy tree line along the fence that the developer would like to keep as they did in earlier phases of the project in lieu of the buffer planting requirements.**
- 4. A separate sign permit application is required.**
- 5. Replace the fence around the wet pond with a 6-foot chain link with today's approval.**
- 6. General condition to include the maintenance of the wet and dry pond to be on a regular maintenance program.**

**Board member Lane seconded the motion, which passed unanimously.**

**PUBLIC HEARING CASE #2017-07-024**

Interlocal Agreement among Orange County, City of Orlando, Seminole County, Osceola County, Winter Park, Oviedo, Belle Isle, Kissimmee, and the Greater Orlando Aviation Authority regarding Airport Zoning Ordinance. The Board shall review the proposed interlocal agreement for recommendation to City Council. Following City Council action on the interlocal agreement, the Land Development Regulations amendments to incorporate Exhibit "1" of the interlocal agreement will be considered by the Board through the ordinance adoption process.

Attorney Callan gave a brief overview of the Interlocal Agreement regarding the Airport Zoning Ordinance and said it contains a set of regulations for tall structure permits depicting the airports' imaginary surfaces. April Fisher said the Interlocal Agreement has been circulated to other cities and confirmed that it has been passed by the City of Orlando. This is a two-step process and City Council has approved the Interlocal Agreement, which effectuates doing the land development code updates. She will prepare the Land Development Code update and bring forward to the Planning & Zoning Board for recommendation.

**Board member Shenefelt motioned to remove item #5 from the agenda.  
Board member Lane seconded the motion, which passed unanimously.**

**OTHER BUSINESS – no report.**

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 7:40pm.

Yolanda Quiceno

City Clerk, CMC