## NOTICE OF PUBLIC MEETING July 24, 2018- 6:30 PM

# CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

- 1. Call to Order, Confirmation of Quorum and Pledge to the Flag
- 2. Welcome Randy Holihan District 4 Board member
- 3. Approval of the May 22nd 2018 minutes
- 4. June 24th 2018 meeting canceled
- <u>5.</u> PUBLIC HEARING CASE #2018-04-011 Pursuant to Belle Isle Code SEC. 50-102 (B) (16) and SEC. 42-64, the Board shall consider a continuance on a requested variance to place a four-foot high wall in the front yard of a residential property, submitted by applicants Michael G. Jungen and Fhanor Lenis, located at 2010 Hoffner Avenue, Belle Isle. FL 32809 also known as Parcel # 18-23-30-3648-00-271. (CONTINUED FROM APRIL 24, 2018).
- 6. PUBLIC HEARING CASE #2018-07-015 Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a) Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet, submitted by applicant Nancy Conicella, Esquire, for the property located at 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.
- 7. Reschedule the August 28th P&Z Board meeting due to the use of the facility for the Primary Election.
- 8. Discussion and scheduling of Board Training

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based, Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

# City of Belle Isle Planning & Zoning Board Regular Session Minutes May 22, 2018 – 6:30pm

Dan Langley City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Tuesday, May 22, 2018, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Vice Chairman Woods, Board member Cheezum, Board member Lane, Board member Shenefelt and Board member Templin. Absent was: Board member Jervis.

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

#### CALL TO ORDER

Chairman Fouraker called the meeting to order at 6:35 pm and opened with the Pledge of Allegiance. He informed the Board that Board member Jervis called and said he will not be able to attend tonight's meeting.

Chairman Fouraker asked for Board approval to rearrange the order of the agenda items. He requested Board approval to rearrange the agenda items as follows,

- 3) Public Hearing Case #2018-04-011
- 4) Public Hearing Case #2017-05-008
- 5) Public Hearing Case #2018-04-070
- 6) Public Hearing Case #2018-05-022

# Board member Templin motioned to rearrange the agenda items as requested.

Board member Fouraker seconded the motion, which passed unanimously.

#### **APPROVAL OF MINUTES**

• Approval of Planning & Zoning minutes for March 27, 2018.

Vice Chairman Woods motioned to approve the minutes as presented. Board member Templin seconded the motion, which passed 6:0.

**Public Hearing Case #2018-04-011** Pursuant to Belle Isle Code Sec. 50-102 (B) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a four-foot high wall in the front yard of a residential property, submitted by applicants Michael G. Jungen and Fhanor Lenis, located at 2010 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-3648-00-271. (continued from April 24, 2018)

Chairman Fouraker read by title.

Michael Jungen applicant and homeowner of 2010 Hoffner Avenue said the last dialogue focused on the spatial alignment of the landscape buffer in relation to the sidewalk. He provided a copy of a document illustrating the Hoffner easement and landscape detail of his project. He proposes that the wall be 1-ft back from Hoffner and the majority of the landscape buffer be 4 ft 7 inches and wider at the two points on both sides. He spoke of the 3-criteria required for a variance and proposed corrections to:

- 1. Wall the existing wall on the east side is one foot away from Hoffner and will be in front of his proposed wall
- 2. Elevation elevation difference will a have a hedge of a 3.7 buffer
- Safety the new design of the wall will provide residential security safety from the high intensity on Hoffner Avenue.

Vice Chairman Woods said he was not present at the original presentation. Mr. Woods said the two very huge potted plants out in the landscape buffer, which is part of the design, on the right-a-way can block the view as far as exiting. He believes the front landscape buffer should remain as grass to maintain a site triangle for safety.

Vice Chairman Woods said one of the reasons for the application is to gain access to the rear yard which a 4ft access. Is there a structure at the west side of the garage? Mr. Jungen stated that the structure at the west side has since been moved. In addition, Mr. Woods believes the applicant did build the garage creating their own problem.

Mr. Jungen said it is about aesthetics and impact on the neighbors. He is looking to create an alignment and appropriateness with each of the neighbors.

Board member Templin asked if the three trees on the right of the property going to be removed. Mr. Jungen said yes; one of the trees will be removed due to damage. An alternative to the removal is to plant palm trees as an accent in the inside of the wall.

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

Vice Chairman Woods said Hoffner Avenue has a lot of traffic and understands the desire for a wall. A 4-foot wall is not out of line and seems to be similar to the other homes on Hoffner.

For the record, Chairman Fouraker said he spoke with three neighbors, Keith Severns, Bo Bradford and Jennifer and Ray Kennedy who voiced their opposition to the request.

Chairman Fouraker said he can see the trend of having a wall however the application for a wall does not meet the criteria for a variance, there is no hardship. The hardship, which has been self-created, by placing the two structures so close to the road. To have the wall so close to the sidewalk leaves no relief and creates a safety concern. Chairman Fouraker shared his opinion and said he would prefer to see the wall pushed back a few feet.

Vice Chairman Woods stated that he was involved in the design of the walls along Conway Estates. There was a discussion with the Police at that time trying to determine if a wall is an asset or a liability. It was determined that the walls make it better for burglars because they can hide behind them.

Board member Cheezum said he is having trouble saying no because so many people in the areas have walls. It may be aesthetically pleasing.

For the record Mr. Jungen said the structures are conforming and the sidewalk is 7ft; one of the widest in the area. City Manager Francis said the site distance can be granted by placing a condition to meet the distance requirements. As depicted on the handout the existing entry columns would pose more of a site distance because they are located in front of the proposed wall. The applicant proposes to place the wall an entire foot behind the existing columns.

Board member Cheezum asked what will be an acceptable distance from the road. The Board discussed possibly the same distance of the sidewalk to be acceptable.

April Fisher, City Planner, said based on the applicant's identification that safety is a concern, how it conforms to the rest of the street and the lot fronting in close proximity to the curve on Hoffner Avenue, staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) (3) and the required criteria in Sec. 42-64 (1).

Mr. Jungen proposed lowering the wall to 2 feet if approved. In addition, he said if he was to move the wall further back his home will be the anomaly.

After Discussion, Vice Chairman Woods moved to deny the variance request, Public Hearing # 2018-04-011 to place a four-foot high wall in the front yard of a residential property, submitted by applicants Michael G. Jungen and Fhanor Lenis, located at 2010 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel # 18-23-30-3648-00-271 on the basis if it not meeting the criteria of 42-64(1)(e).

Chairman Fouraker seconded the motion which failed 3:3 with Board member Templin, Board member Lane and Board member Cheezum, nay.

Board member Templin motioned to continue the hearing to the next meeting. Board member Lane seconded the motion which passed unanimously 6:0.

**PUBLIC HEARING CASE #2018-05-008** PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 48 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, SUBMITTED BY APPLICANT THIRUMALA PROPERTY'S, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-005.

Chairman Fouraker read by title.

JD Elighetti addressed the board. JD Elighetti is one of the main partners for this hotel project and the owner of Comfort Suites on McCoy Rd.

Mr. Elighetti said this has been a very long road and in that time I have seen my partners and the City at odds over some issues. With the help of some residents and the City I have been able to push through and come here today with a plan that I believe takes into consideration the important things for the residents and the minimum things for a business owner so we can together build a modern beautiful hotel that is appropriate for Belle Isle, instead of any motel or parking lot or any other business.

Part of what you will hear today is that we have agreed to preserve the total area of the residential and also 100ft are more on the east buffer so that the conservation and beauty of the community can be preserved. The City has asked if we can sell or donate that area for a tax credit to protect those buffer areas. As you may know, we can only build a beautiful hotel with a certain number of floors and rooms. We have taken all retention on our own property, building a buffer wall and preserving the trees along the edges.

I stand before you today praying that you will see we have come a long way and have, together, found a good path forward and that you see I am here at the end of this process to give you my word and my promise that if approved today and then by the City, this is what shall be done.

John Herbert with American Civil Engineering Company with offices at 207 N. Moss Rd, Winter Springs, FL, representing the applicant, said we have all made progress on a solution to allow for a 48ft tall structure maximum – 4 story hotel in exchange for a conveyed R1AA 4.07 acres to the City to have control of the City to maintain as natural land. In addition, they will build an 8ft masonry wall to protect the noise factor and lighting. Mr. Elighetti would like to build a quality 110 room, 4-story hotel with a good franchise name.

Attorney Langley asked for clarification on the conveyance of all R1A property to the City. Mr. Herbert said they are asking for approval tonight in exchange for a tax credit or income tax donation benefit for the donated property.

Bob Harrell, residing at 2800 Trentwood Blvd said the applicant will go through a process and appraise the property to be conveyed. A certified appraiser will certify an IRS form detailing the value of the property. This document will then be provided to the applicant along with a letter from the City accepting the land for submittal to the IRS for an income tax credit. Discussion ensued on an assumed value of the property and tax credit appraisal process.

City Manager Francis said the R1AA property will be donated to the City and City Council can approve the conveyance with a condition that it be reclassified to open space. In addition, if the conveyance is approved the applicant will have to go through a site plan review process with the Planning & Zoning Board before any construction can begin.

Attorney Langley clarified that the applicant is willing to condition this variance for the height increase on the conveyance of land if accepted by the Council. They will then take the benefit of the variance and move forward, if not accepted the variance dissipates.

John Herbert asked if the City Attorney would be able to put the variance condition in writing so they can move forward.

Chairman Fouraker opened for public comment.

- Jill Neil residing at 2508 Trentwood Blvd asked if the height of 48ft include the fill an elevator shaft. April Fisher said if it has the height limit then it will include everything because the Code does not exempt additional pertinences to be higher than the maximum code allowance. It allows for an additional 2 ft. It is not defined as part of the elevator or equipment above that.
- Cathy Ray residing at 2512 Trentwood Blvd submitted a letter to P&Z for the record in opposition.
- Bob Harrell asked for the Boards consideration the following for the motion upon approval to include

   the site plan permitted tonight will be the one submitted for approval showing the residential and
   commercial, (2) the applicant will give the land to the City before construction and (3) the applicant
   will build the 8ft wall before any construction can begin.
  - Chairman Fouraker said there is a procedural issue in approving site plan requirements. However, tonight's presentation can be referenced for the delineation between the commercial and residential portion to be conveyed.
- Bill Haan residing at 2904 Trentwood Blvd spoke in favor of the project presented with no cost to the City.
- Kent Perroux residing at 7222 Seminole Drive said he would like the applicant to identify the quality hotel that will occupy the space.
- Vincent Ganley residing at 2492 Trentwood Blvd asked that the applicant ensure that the pool will be placed on the side of the hotel to avoid the noise factor and not towards the back of the hotel.
- Vice Chairman Woods stated he had a phone conversation on May 14<sup>th</sup> with Commissioner Mike Sims and said that Commissioner Sims wanted to reinforce the following for the record,
  - 1. Reinforce that the height variance should be contingent on the site plan submitted; and
  - 2. The property in gray marked on the site plan be transferred to the City; and
  - 3. The buffer wall be completed before any construction takes place; and
  - 4. The property should be designated as Open Space, natural with dense undergrowth and not a park or pathway.

There being no further comments Chairman Fouraker closed public comment for Board discussion and motion.

Board member Templin moved the criteria of the Belle Isle Land Development Code having been met to approve this request for a variance from Sec. 50-73, to allow a maximum building height of 48 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, submitted by applicant Thirumala Property's, LLC, located at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23-30-0000-00-005 with the following conditions,

- There will be no building permits or construction approved before the shaded area on the concept plan dated 4/26/18 which shows 150-feet behind the residents and another 100-feet on the other side of Burbank be conveyed to the City; as well as
- The construction of the eight-foot concrete wall.

Attorney Langley modified the conditions as follows,

- 1. Upon the property owner conveying fee simple ownership of the R-1-A zone portion of the property at no charge to the City and the City Council accept the property conveyance. The R-1-A portion of the property to be conveyed is reflected in the conceptual plan submitted by American Civil Engineers Company dated April 26, 2018, shown to the Planning & Zoning Board at tonight's hearing. The conveyance of the R-1-A property to the City shall occur before any construction occurs on the property and before any site or buildings plan are approved by the City.
- 2. City Manager Francis stated that during negotiations he and the applicant spoke of the possibility of building a pre-cast concrete wall instead of a masonry type wall. After discussion, the Board consensus was to move forward with the pre-cast wall as part of the motion; and
- 3. The conveyed property to the City should remain natural.
- 4. A maximum hotel height of 48-feet.

#### Board member Lane seconded the motion.

Vice Chairman Woods stated that the wall due to its proximity will not be a true soundproof barrier or perform as a normal noise barrier wall. However, the hotel at 40-feet and the natural forest will perform as a good noise barrier.

Vice Chairman Woods said there are some scrivener errors with the traffic report and submitted to the City Manager.

The motion as discussed with conditions 1-4 was approved unanimously 6:0.

**PUBLIC HEARING CASE #2018-04-070** - PURSUANT TO BELLE ISLE CODE SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (6) TO BUILD A SECOND DOCK ON THE PROPERTY WHILE KEEPING THE EXISTING DOCK BUT TURNING IT INTO A GAZEBO BY FILLING IT IN SO THAT IT WOULD NOT FUNCTION AS A BOAT SLIP. THIS ALSO REQUIRES A VARIANCE FROM THE TOTAL AREA PROVISION SEC. 48-32 (3) TO ALLOW FOR A TOTAL AREA GREATER THAN 1000 SQUARE FEET AS THE TWO DOCKS WOULD BE A COMBINED TOTAL LARGER THAN 1000 SQUARE FEET (TOTAL MAXIMUM 1400 SQUARE FEET), SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-730.

Chairman Fouraker read by title.

Sheila Cichra representing the property owners said when the property was purchased there was a floating dock where they intended to place a boat dock. They then found that there was a hidden concrete boathouse under some giant hedges towards the Cove. The dock is not functional and because of its concrete structure, it could not be easily removed and extremely expensive. The applicant would like to convert the concrete structure to a storage space and eliminate the boathouse use to allow them to replace the floating dock to a new boathouse.

Vice Chairman Woods said this property has had multiple variances and the concrete structure can be easily preserved and extended 10 feet to function as a boathouse that meets adequate navigational capability at least 80% of the time. Ms. Cichra stated that the County nor the State will not give the permission to dredge; in addition, the draft is only 6 ½ feet off the water. The extension will require a higher roof and is not an option for the applicant. Ms. Cichra asked if the Board will be willing to approve removing the boat slip area and not taking away the concrete block room connected to a stairway to the house.

Mr. Woods said if the boathouse is converted as storage it becomes an accessory structure.

In addition, Mr. Woods said the length being proposed is 15-20 feet more than is allowed by code. Ms. Cichra said the applicant is willing to scale it back to code.

Mr. Woods stated the City has received two letters, one opposing and one in support of the application.

Tony Gallippi, the property owner, spoke briefly on the project. He said it is a unique property with 1000 linear feet on three sides. He has met with surrounding neighbors and made them aware of the proposed application. He is willing to remove the concrete structure however it will be very expensive and would prefer the option to modify the slip. He is currently using the floating dock however it does not have a slip which is preferred. Discussion ensued.

Chairman Fouraker said due to the uniqueness of this property there is a limited amount of information presented to make a fair decision.

April Fisher, City Planner, said it is different than a lot of properties. The concrete structure which was massively built will require a site visit by the Board to understand its relationship to the boat slip. There are two requests in front of the Board tonight,

- 1. Fill in the slip area and keep the concrete block
- 2. Build a new boat dock that meets code to replace the floating structure

Chairman Fouraker opened for public comment.

- Amy Williams residing at 5013 St Denis Court shared her concerns about the applicant following the code and the safety concerns the new dock may cause.
- Greg Gent residing at 2924 Nela Avenue shared his concern with the decision of the Board and the precedent-setting this approval may cause.
- Sam McLeod residing at 2931 Cullen Lake Shore spoke in opposition to the application.
- Pat Williams residing at 5013 St Denis Court spoke in opposition to the application.
- Sandy Daley residing at 5031 St Denis Court spoke in opposition of the application.
- Mr. Jordan 2203 Homewood Drive spoke in favor of the request.
- Susan Evans residing at 5025 St. Denis Court spoke in opposition of the application.
- Kent Perroux residing at 7222 Seminole Drive said two boat docks for one property can set a precedent and the request if approved, is more than is allowed by code.

There being no further comment, Chairman Fouraker closed public comment and opened for Board discussion and motion.

Vice Chairman Woods said there is fairly strong representation from the neighborhood that feels that one boat dock rule is a good one. Mr. Woods spoke on several options that involve allowing the other boat dock; however, the best use may be by demolishing the existing concrete dock and have one dock which may not require a variance.

After discussion, Vice Chairman Woods moved the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met the requirements of section 42-64(1) Subsections: (E), (F) and (G) having NOT been met to deny this request for a variance from Sec. 48-32 (6) to build a second dock on the property. This also includes denial of a variance from the total area provision Sec. 48-32 (3) to allow for a total area greater than 1000 square feet as the two docks would be a combined total larger than 1000 square feet (total maximum 1400 square feet), submitted by applicant Sheila Cichra, located at 2913 Cullen Lake Shore Drive, Belle Isle, FL 32812 also known as Parcel #18-23-30-4386-03-730.

Board member Templin seconded the motion which passed to deny 5:1 with Chairman Fouraker, nay.

**PUBLIC HEARING CASE #2018-05-002** - PURSUANT TO BELLE ISLE CODE SEC. 52-62, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 52-33 (7)B AND (7)H TO REPLACE THE EXISTING SIGN WITH A NEW SIGN WITH THE SAME DIMENSIONS BUT ALSO WITH A 23-FOOT REGAL BOAT ON TOP OF THE SIGN. THE VARIANCE REQUESTED IS TO EXCEED THE HEIGHT OF THE STANDARD 30 FEET ALLOWED TO A MAXIMUM HEIGHT OF 57 FEET, AND; EXCEED THE 500 SQUARE FEET OF THE SURFACE AREA ALLOWED. THE NEW SIGN WOULD BE 1080 SQUARE FEET IN SURFACE AREA, WHICH INCLUDES 300 SQUARE FEET FOR EACH SIDE OF THE MAIN SIGN AND 480 SQUARE FEET OF SURFACE AREA FOR THE BOAT, SUBMITTED BY APPLICANT MARKETING BUSINESS ASSOCIATES, LOCATED AT 2300 JETPORT DRIVE, ORLANDO, FL 32828 ALSO KNOWN AS PARCEL NUMBER 31-23-30-0000-00-011.

Chairman Fouraker read by title.

Duane Kuck President and CEO of Regal Boats with offices at 2300 Jetport Drive, Orlando, FL gave an overview of their Company and application. He said the company's sign was destroyed by the hurricane and during the process of researching replacement he realized that the surrounding signs and the BeeLine has taken away some of the visibility. The structure of the sign was not damaged and the proposed face design will present some distinction from the many surrounding digital billboards and provide identification to the World Headquarters. With the new design, he is requesting 7-feet higher than the existing 50-foot sign.

Board member Templin asked what the weight of the boat will be. Mr. Kuck said the shell will be very light and will not be negative to any of the existing billboards in the area.

Chairman Fouraker opened for public commentation

1. Bob Harrell residing at 2800 Trentwood Blvd. spoke in favor and support of the proposed design.

There being no further comment, Chairman Fouraker closed public comment and opened for Board discussion and motion.

Board member Templin said the current billboard cannot be seen from Trentwood and is in favor of the project.

The Board discussed the surrounding billboards and the height of the signs in the industrial area.

After discussion, Board member Shenefelt moved the criteria of the Belle Isle Land Development Code <u>having been met to approve</u> this request for a variance from Sec. 52-33 (7)b and (7)h to replace the existing sign with a new sign with the same dimensions but also with a 23-foot regal boat on top of the sign. The variance requested is to exceed the height of the standard 30 feet allowed to a maximum height of 57 feet, and; exceed the 500 square feet of the surface area allowed. The new sign will be 1080 square feet in surface area, which includes 300 square feet for each side of the main sign and 480 square feet of surface area for the boat, submitted by applicant Marketing Business Associates, located at 2300 Jetport Drive, Orlando, FL 32828 also known as Parcel # 31-23-30-0000-00-011.

Chairman Fouraker seconded the motion which passed unanimously 6:0.

### **OTHER BUSINESS**

Chairman Fouraker announced that Board member Templin has submitted his letter of resignation effective at the closure of this meeting. The Board accepted his resignation and thanked him for his 8-years of service.

### ADJOURNED

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 10:10pm.

Yolanda Quiceno City Clerk, CMC

# NOTICE OF PUBLIC MEETING JULY 24, 2018 – 6:30PM

# CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 4 M E M O R A N D U M

TO: Planning and Zoning Board

DATE: July 24, 2018

PUBLIC HEARING CASE #2018-04-011 - Pursuant to Belle Isle Code SEC. 50-102 (B) (16) and SEC. 42-64, the Board shall consider a continuance on a requested variance to place a four-foot high wall in the front yard of a residential property, submitted by applicants Michael G. Jungen and Fhanor Lenis, located at 2010 Hoffner Avenue, Belle Isle. FL 32809 also known as Parcel # 18-23-30-3648-00-271. (CONTINUED FROM APRIL 24, 2018).

#### **Background:**

1. This application for a variance is continued from April 24, 2018.

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 of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

#### SAMPLE MOTION TO APPROVE:

"I move to approve a continuance for Public Hearing Case 2018-04-011 to (insert date) where the Board shall consider and take action on a requested variance to place a four-foot high wall in the front yard of a residential property, submitted by applicants Michael G. Jungen and Fhanor Lenis, located at 2010 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-3648-00-271.

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

# NOTICE OF PUBLIC MEETING JULY 24, 2018 – 6:30PM

# CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### ITEM 5 M E M O R A N D U M

TO: Planning and Zoning Board

### DATE: July 24, 2018

PUBLIC HEARING CASE #2018-07-015 - Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a) Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet, submitted by applicant Nancy Conicella, Esquire, for the property located at 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

### Background:

- 1. On November 29, 2016, Daryl M. Carter submitted the application, fee, and required paperwork.
- 2. The variance granted (Case No. 2016-12-001) at the January 24, 2017 Planning & Zoning Board meeting for 6820 Seminole Drive, Belle Isle, FL has expired and is void due to development permits not being pulled within the required timeframe of the variance granted.
- 3. On June 7, 2018, the applicant Nancy Conicella re-submitted the application, fee, and required paperwork.
- 4. A Notice of Public Hearing legal advertisement was placed in the Saturday, July 14, 2018, Orlando Sentinel.
- 5. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, July 12, 2018.

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.

\* \* \*

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

# NOTICE OF PUBLIC MEETING JULY 24, 2018 – 6:30PM

# CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### Applicant Nancy Conicella - Case No. 2018-07-015

#### SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, Section 42-64(1) of the Belle Isle Land Development Code having been met to approve this request a variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet on the property described as 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

#### SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) 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 this request for a variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet on the property described as 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

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.

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

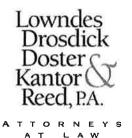
APPLICATION FOR VARIANC	
DATE: JUNCY, 2018	P&Z CASE #: 2018-07-015
XVARIANCE - SPECIAL EXCEPTION - OTHER	DATE OF HEARING: JUNE 26, 2018
APPLICANT: NANCY CONICELLA, ESq.	OWNER: 6806 Sominale LLC
ADDRESS: 450 S. Orange Ave. St 200	6413 Pinclastly Blud. St 3
Orlando, FL 32801	Orlando, FL 32809-6694
PHONE: (417) 418-6257	
PARCEL TAX ID # 29-23-30-4389-02	- 040
LAND USE CLASSIFICATION: Low Density ZONIN	IG DISTRICT: 2-1-AA
DETAILED VARIANCE REQUEST The applicant is	seeking a variance from the
85' minimum lot width requirement of	the R-1-AA Zoning district.
The applicant desires to split the lot, w	
of 70.06. This variance was approved	( in 2017, but has since expired.
SECTION OF CODE VARIANCE REQUESTED ON:	an 50-73-site and building requirements
The applicant hereby states that the property for which this he before the Planning and Zoning Board of the kind and type requ prior to the filing of the application. Further that the requested us	aring is requested has not been the subject of a hearing lested in the application within a period of nine (9) months
December 14 in a secolitic structure to a state to a second	

City of Belle Isle 1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

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.

APPLICANT'S SIGNATURE	OWNER'S SIGNATURE
FOR OFFICE USE ONLY: FEE: \$150.00	Pate Paid Check/Cash Rec'd By
Determination	/
Appealed to City Council: □ Yes □No	Council Action:



#### NANCY CONICELLA, ESQ.

nancy.conicella@lowndes-law.com 450 S. Orange Avenue, Suite 200, Orlando, Florida 32801-3385 T: 407-418-6257 | F: 407-843-4444 MAIN NUMBER: 407-843-4600

MERITAS LAW FIRMS WORLDWIDE

June 6, 2018

Ms. April Fisher Planner City of Belle Isle 1600 Nela Avenue Orlando, Florida 32802

### Re: Application for Variance from Minimum Lot Width Requirements in R-1-AA for Property Located at 6820 Seminole Drive (the "Property")

Dear Ms. Fisher:

Please accept this letter as a part of the submittal package for the above-referenced variance request (the "Request"). The Property is part of a subdivision that was platted in 1922, and as originally platted, the Property consisted of two lots: Lot 4 and Lot 5 of the Lake Conway Park Plat, as recorded in Plat Book G, Page 138, in the Public Records of Orange County, Florida. Each lot had a 70.06-foot width, which is consistent with the majority of the other lots in the plat. A prior owner combined the two lots, but never built on the combined lot. In 2017, the then-owner of the Property obtained a variance to return the Property to its originally platted dimensions.

This Request follows the 2017 variance approval, which has since expired. At the time that the current owner acquired the Property, however, the variance had been approved and was in effect. Thus, the owner was induced to purchase the Property based on the variance approval. The owner desires to split the lot into two lots, resulting in lot widths of approximately 70.06 feet each. The applicant is therefore seeking a variance from the 85-foot minimum lot width requirement of the R-1-AA zoning district.

The Request is consistent with the surrounding area. Most immediately adjacent lots located to the east, west, and north of the Property are non-conforming in terms of size. Additionally, some immediately adjacent lots are non-conforming in terms of side setbacks, front setbacks, and/or rear setbacks. The Property is under-utilized as a single parcel, and should instead be split into two lots. The owner intends to construct a single-family residence on each of the two lots, which will add value to the City both aesthetically, and by increasing the tax base. The Request is the minimum possible variance that would make reasonable use of the land, as each lot was historically platted with a 70.06-foot lot width.

www.lowndes-law.com

Ms. April Fisher June 6, 2018 Page 2

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The attached aerial illustrates the trend of the immediately adjacent lots. The attached application is the owner's Request for a variance from Section 50-73 of the City's Code. Please feel free to contact me with any questions.

Best regards,

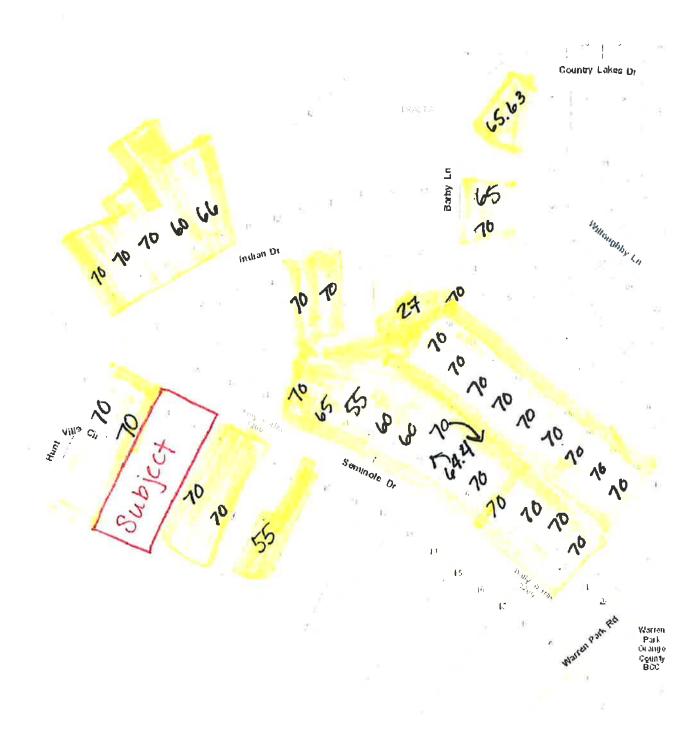
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Nancy Conicella

NC/NC Attachments

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Ms. April Fisher June 6, 2018 Page 3



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#### Boundary Survey (For Lot Split)

#### Legal Description:

Parent Tracl

Lots 4 and 5, Block B, LAKE CONWAY PARK, according to the plat thereof as recorded In Plat Book G, Page 138, Public Records of Orange

County, Florida, and ALSO From the Northwest corner of said Lot 4, which point is 320,1 feet West and 619,0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, nu South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract: thence South 25°32' West 190 feet along protongation of West line of said Lot 4 to Lake Conway; thence South 67°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26°00' East 180 feet to the Southeast corner of said Lot 5, thence North 55°26' West 70 feet to the Southeast corner of said Lot 5, thence North 55°26' West 70 feet to the Southwest corner of said Lot 5, thence North 71°56' West 70 feet to the beginning, being in the Northeast 144 of the Northeast 144 of Section 30, Township 23 South, Range 30 East and containing 0,600 acres, more or less.

#### Parcel #1:

County, Florida, and ALSO From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4. The POINT OF BEGINNING of this tract: Thence South 25°32' West 190 feet along protongation of West line of sald Lot 4 to Lake Conway, thence South 67°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 28°00' East 180 feet to the Southeast corner of said Lot 5, thence North 55'26' West 70 feet to the Southeast corner of said Lot 5, thence North 51'5'26' West 70 feet to the Southwest corner of said Lot 5, thence North 71'56' West 70 feet to the beginning, being in the Northeast 11/4 of the Northeast 11/4 of Section 30, Township 23 South, Range 30 East.

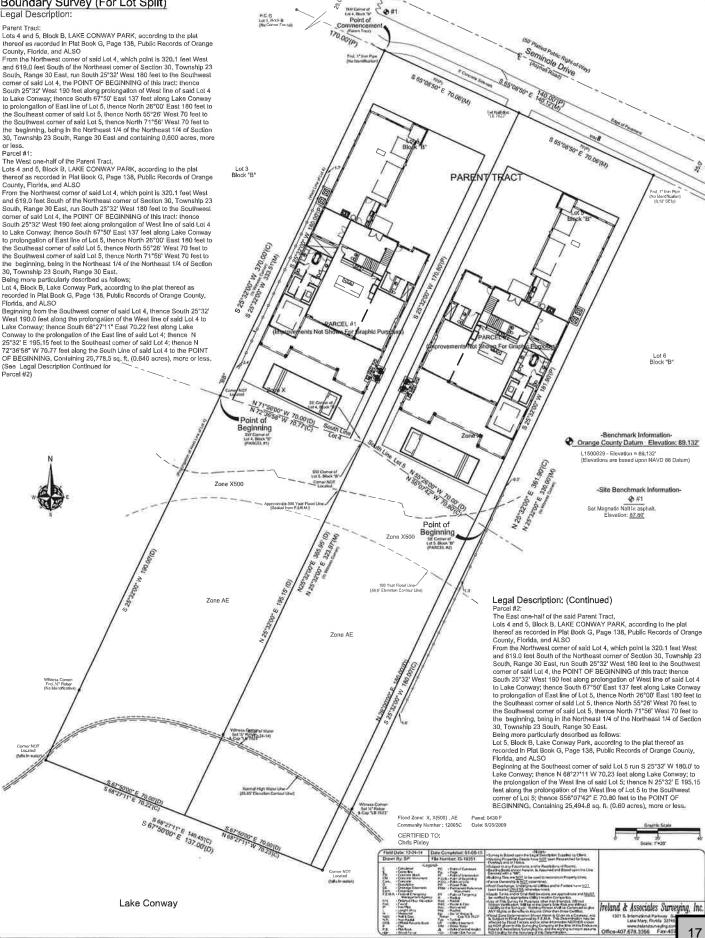
Being more particularly described as follows:

Witness Comer Frid V\* Rebar

Corner NO Localed

Lot 4, Block B, Lake Conway Park, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO

Beginning from the Southwest corner of said Lot 4, thence South 25°32' West 190.0 feet along the prolongation of the West line of said Lot 4 to Lake Conway; thence South 68°27'11" East 70.22 feet along Lake Conway to the prolongation of the East line of said Lot 4; thence N 25°32' E 195.15 feet to the Southeast corner of said Lot 4: thence N 2232656° W 70.77 feel along the South Line of sald Lot 4 to the POINT OF BEGINNING, Containing 25,778.5 sq. ft, (0.640 acres), more or less. (See Logal Description Continued for Parcel #2)



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Fax

Office-407.678.3356

#### Boundary Survey (For Lot Split) Legal Description:

Parent Tract: Lots 4 and 5, Block B, LAKE CONWAY PARK, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO

From the Northwest corner of said Lot 4, which point is 320.1 feet West From the Northwest control of sale Lot 4, which point is 220.1 Hest weat and 619.0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract: thence Comer of said Cold, the POINT OF BEGINNING of this tract, there South 25132 West 190 feet along protonogation of West line of said Lot 4 to Lake Conway; thence South 67'50' East 137 feet along Lake Conway to protongation of East line of Lot 5, thence North 26'00' East 180 feet to the Southeast comer of said Lot 5, thence North 26'00' East 180 feet to the Southeast comer of said Lot 5, thence North 71'56' West 70 feet to the baginning, being in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 30 East and containing 0.600 acres, more or less.

Version and the parcel #1: The West one-half of the Parent Tract, Lots 4 and 5, Block B, LAKE CONWAY PARK, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange

Genoral as recorded in Patr Book G, Page 155, Public Rectards of Orange County, Findha, and ALSO From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northwest corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract: thence ship 23 comer of said Lot 4, the PLINT of the GINNING of this tract: thence South 25'32' Lot 4, the PLINT of the GINNING of this tract: thence South 25'32' Lot 4, the South 87'50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 25'00' East 180 feet to the Southwest corner of said Lot 5, thence North 55'26' West 70 feet to the beginning, being in the Northeast 1/4 of the Northeest 1/4 of Section 30, Township 23 South, Range 30 East.

Being more particularly described as follows:

Lot 4, Block B, Lake Conversion as locations recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO Beginning from the Southwest corner of said Lot 4, thence South 25\*32

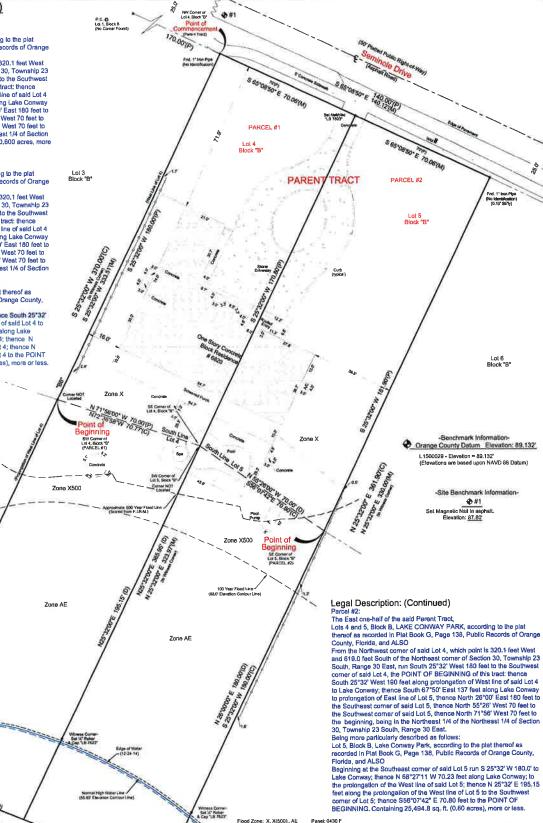
West 190.0 feet along the prolongation of the West line of sald Lot 4 to Lake Conway; thence South 68\*27\*11\* East 70.22 feet along Lake Conway to the prolongation of the East time of said Lot 4; thence N 25\*32 E 195.15 feet to the Southeast corner of said Lot 4; thence N 29 52 E 190.15 feet to the Southeast corner of said Lot 4; thence N 72\*36'58' W 70.77 feet along the South Line of said Lot 4 to the POINT OF BEGINNING, Containing 25,778.5 sq. ft. (0.640 acres), more or less. (See Legal Description Continued for Parcel #2)

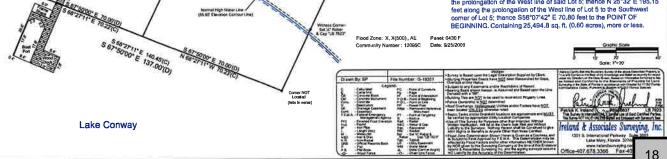
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6-25-200-W.

Winess Corner-Fnd % Rebar (No Mentil

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#### Boundary Survey (For Lot Split)

Legal Description:

#### Parent Track

Lots 4 and 5, Block B, LAKE CONWAY PARK, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange

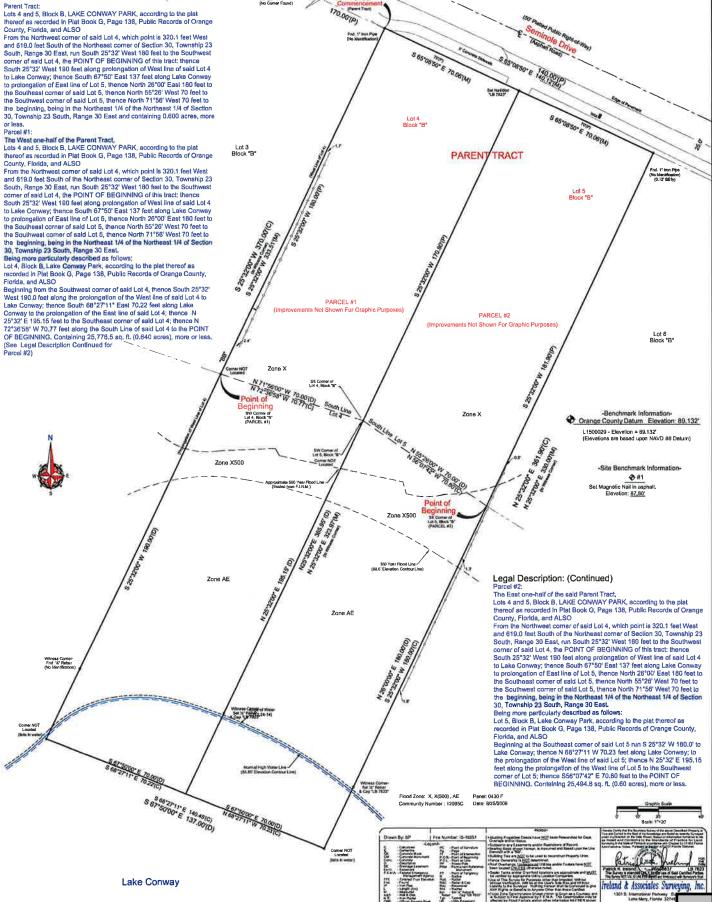
County, Florida, and ALSO County, Florida, and ALSO From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northwest corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest comer of said Lot 4, the POINT OF BEGINNING of this tract: thence South 25°32' West 190 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 67°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26°00' East 180 feet to the Southeast comer of said Lot 5, thence North 55°26' West 70 feet to the Southeast comer of said Lot 5, thence North 55°26' West 70 feet to the beginning, being in the Northeast 14 of the Northeast 14 of Section 30, Township 23 South, Range 30 East and containing 0.600 acree, more or less

Parcel #2)

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South, range Go stat, rul South 20 32 West Nov feet to the Southwest comer of said Lot 4, the POINT OF BEGINNING of this tract: thence South 25\*32 West 180 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 67\*50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26\*00' East 180 feet to

Beginning from the Southwest corner of said Lot 4, thence South 25°32' Beginning from resolutions to be the second 22/32 Ersol To the section of sources come of lead core, refine with 72°36'68' W 70,77 feet along the South Line of said Lot 4 to the POINT OF BEGINNING. Containing 25,778.5 sq. ft. (0.640 acres), more or less. (See Legal Description Continued for



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P C @ Lot 1 Brock B

Lake Conway

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ring, Inc. 19

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April Fisher, AICP fisherpds@outlook.com 407-494-8789

July 10, 2018

Variance Application: 6820 Seminole Drive, Parcel # 29-23-30-4389-02-040

**Applicant Request:** Variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet.

Existing Zoning/Use: R-1-AA/ single-family home

### **Review Comments**

This variance application seeks relief from the requirements of Sec. 54-2 (a) that requires aggregation of substandard lots that were lots of record under single ownership on or after October 7, 1957. The two lots in question are currently developed as one property with a single-family house constructed across the two lots.

This application is seeking to redevelop the property as two individual single-family lots under each original lot's historical configuration. Each lot originally had a lot width of 70.06 feet, which is less than the required 85 feet in the current land development code for R-1-AA. This request requires a variance from the provisions of Sec. 54- 2 (a) and Sec. 50-73 to accommodate the redevelopment as proposed. If approved, the applicant could then seek a lot split to return each lot to individual development rights.

The applicant has provided information supporting the variance request in the attached letter and documentation.

The same request for this property was heard by the Planning and Zoning Board at the January 24, 2017 meeting and approved by the Board. Since that time, no development related to the approved variance commenced, therefore the variance approval expired.

#### **Staff Recommendation**

Staff provides an evaluation based on the variance criteria for the application below.

#### 1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

The parcel has already been aggregated and developed as one parcel with a single-family house on it. There are no special conditions or circumstances that restrict the property, as aggregated, and meeting the current land development code, from being used as a single-family property as currently configured.

#### 2. Not Self- Created (Section 42-64 (1) e):

The request for a variance is self-created as the application is seeking to deviate from code requirements for minimum required lot width so that a house may be built on each lot that currently makes up one parcel.

#### 3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance is the minimum possible variance to make reasonable use of the land and building as each lot is shown and historically platted at 70.06 feet in width.

#### 4. Purpose and Intent (Section 42-64 (1) g):

The requested variance could be construed to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it could provide a development transition from 3 abutting lots zoned R-2 on the west that require a minimum lot width of 60 feet and would be consistent with abutting individual lots that are 70 feet in width.

Staff provides a recommendation to not approve the request based on not meeting the criteria of special conditions/ circumstances and of being self-created. The land development code provides in Sec. 42-64 (1) h. that unless all criteria are met, a variance should not be approved.



Mayor Lydia Pisano

City Manager Bob Francis

Planning & Zoning Board

Nicholas Fouraker Chairman District 7

David Woods Vice Chairman District 1

Chris Shenefelt District 2

Shawn Jervis District 3

Randy Holihan District 4

Rainey Lane District 5

Russell Cheezum District 6 CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue Belle Isle, Florida 32809 (407) 851-7730 • FAX (407) 240-2222 www.cityofbelleislefl.org

July 12, 2018

«Parcel» «FullName» «FullName2» «Address» «City», «STZip»

APPLICANT: NANCY CONICELLA, ESQ. P&Z CASE: 2018-07-015 ADDRESS: 6820 SEMINOLE DRIVE

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, July 24, 2018 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to consider and take action on a variance as follows:

**PUBLIC HEARING CASE #2018-07-015** - Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a) Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet, submitted by applicant Nancy Conicella, Esquire, for the property located at 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely, Broke

Yolanda Quiceno CMC-City Clerk

	City    Stzip      TALLAHASSEE    FL 32399      ORLANDO    FL 32399      ORLANDO    FL 32806      BELLE ISLE    FL 32809      BELLE ISLE    FL 32809      BELLE ISLE    FL 32809      BELLE ISLE    FL 32809      BELLE ISLE    FL 32812      ORLANDO    FL 32812      ORLANDO    FL 32812      BELLE ISLE    FL 32812
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APPLICANT: NANCY CONICELLA, ESQ. P&Z CASE: 2018-07-015 ADDRESS: 6820 SEMINOLE DRIV	Parcel      FullName        29231300000044      TITF        302329438901021      2931 NELA AVENUE LAND TRUST        302329438901031      DONOVAN MICHAEL T        302329438901031      DONOVAN MICHAEL T        302329438901031      DONOVAN MICHAEL T        302329438901031      DONOVAN MICHAEL T        302329438901031      HENDRY WILLARD MYRON        302329438901030      DANICHEL ALAN F JR        302329438901030      TWICHELL ALAN F JR        302329438901030      TWICHELL ALAN F JR        302329438901030      HARVILL ERNEST S        302329438902010      6806 SEMINOLE LLC        302329438902030      6806 SEMINOLE LLC        302329438902030      BONLARAY ROBERT F JR        302329438902030      BARNES DANIEL F        302329438902030      BARSER MINOLE LLC        302329438902030      BARSER RICHARD TR        302329438902030      BARSER RICHARD TR        302329438903030      BARSER RICHARD TR        302329438903030      BARSER TR LIN        302329438903301      BASSETT AMBER M        302329438903301      BASSETT AMBER M        302329438903301      LINTS KOR R </td