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**NOTICE OF PUBLIC MEETING**  
**August 22, 2017- 6:30 PM**

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**CITY OF BELLE ISLE**  
**PLANNING AND ZONING BOARD REGULAR SESSION**

1. Call to Order, Confirmation of Quorum and Pledge to Flag
- [2.](#) Approval of Planning & Zoning minutes for July 25, 2017
- [3.](#) 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.
- [4.](#) Ordinance 17-10 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING AIRPORT ZONING REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 44, COMMUNICATION TOWERS, TO CREATE ARTICLE V. AIRPORT ZONING REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
5. Other Business
6. Adjournment

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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.

**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
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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

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## NOTICE OF PUBLIC MEETING

AUGUST 22, 2017 – 6:30PM

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### CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

**ITEM 3  
MEMORANDUM**

**TO:** Planning and Zoning Board  
**DATE:** August 11, 2017

**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.

**Background:**

1. On June 14, 2017, American Civil Engineering Co. representing the applicant submitted the application and required paperwork.
2. On June 29, 2017, the City Planner provided Staff comments and required revisions to the application.
3. A Notice of Public Hearing legal advertisement was placed in the Saturday, July 15, 2017 Orlando Sentinel. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, July 14, 2017.
4. On July 25, 2017 the Planning & Zoning Board motioned to have Case#2017-07-023 reposted for a date certain of August 22, 2017.
5. A Notice of Public Hearing legal advertisement was placed in the Saturday, August 12, 2017 Orlando Sentinel. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, August 10, 2017.

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 Section 50-33(2)(d), of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

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**SAMPLE MOTION TO APPROVE or DENY:**

"I move to recommend (Approval / Denial / or Approve with conditions) to City Council this request of a proposed commercial development submitted by applicant Thirumala Property's, LLC c/o American Civil Engineering, Co. consisting of one tax parcel referenced located at 2635 McCoy Road, Belle Isle, FL 32809, Orange County also known as Parcel #30-23-30-0000-00-005.

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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.



*April Fisher, AICP*  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

~~June 29, 2017 (Update based on submitted Revisions- 8/11/17)~~

**Site Plan Review:** 2635 McCoy Road  
**Applicant Request:** Airport Parking  
**Existing Zoning/Use:** Retail Commercial District (C-1)/ Vacant

### Staff Application Review

~~The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on July 25, 2017. Please address the comments listed below either through providing a narrative and/or revising the plan set as applicable to provide the necessary information. Revisions were submitted by the applicant in preparation for the August 22, 2017 Planning and Zoning Board meeting. The agenda items was continued to this date certain from the July 25, 2017 meeting.~~

### Staff Comments for Revisions and Recommendation

The submitted revisions (attached with this memo) have been submitted that comply with the original review comments listed below. Additional staff comments are in bold for conditions that still need to be provided with the building permit review upon site plan approval.

1. Please provide square-footage of the office, listed use(s) and setback information for the proposed office on the development plan (sheet 3 of 9). Please identify if the office intends to have restroom facilities within it. You may want to check with Universal Engineering to determine if there are requirements for restrooms per building code.
2. The site plan needs to identify the "right-in only" on the plan for access from McCoy Road so that no left turn is possible.
3. It appears that the proposed wall goes around the entire property (sheet 8 of 9). Please provide details on any proposed gate or control arm.
4. Please provide a lighting plan to show foot-candle measurements and how light will not spill over onto adjacent residential properties. (Note: This is an item that staff can make as a recommendation for submitting at time of building permit review, however, it may be a concern of citizens who attend the Planning and Zoning Board meeting.) **The applicant has noted on the proposed plan that this will be provided as part of the building permit application. Since this is noted on the site plan, if approved, it becomes an automatic condition based on the site plan note.**
5. Please provide the parking space calculations (including number of required handicapped) for the office based on Sec. 50-72 of the Code.

6. Please address the requirements of Sec. 50-72 (d) (2) and (4) will be met on the development plan.
7. A dumpster permit shall be required as part of the building permit process. Please show the proposed location on the development plan.
8. 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. The owner must execute a recordable document which requires construction and maintenance of the wall in good repair. Please identify on the plan how you are providing for this and ensure that the required number of plantings are shown.
9. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
10. Please revise the landscaping plan to be consistent with Sec. 50-76. Some items that need to be revised to be consistent with Code include:
  - a. A five-foot wide landscape area is required along right-of-way;
  - b. Understory tree caliper needs to be identified;
  - c. Landscaping is required adjacent to visible building walls;
  - d. Please show buffer widths on the landscaping plan and development plan, ensuring they are consistent with City of Belle Isle Code requirements; and,
  - e. Please provide interior area landscaping details consistent with Sec. 50-76 (3) (c) for the entire site, as no details have been provided for this.
11. A separate sign permit application is required. Please note that the site plan review does not include approval of the proposed sign location shown on the development plan. Please remove it unless additional detail showing how the proposed sign meets the Belle Isle Code. **The applicant has indicated that the sign has been removed.**
12. Please provide a breakdown of trip generation from vehicular traffic on the development plan.
13. Please identify the width of interior driveways on the development plan, ensuring consistency with Code.

**Based on compliance with the above comments and conditions listed above, staff recommends approval of the proposed site plan.**

#### **Additional Notes**

Please note that the Board may approve the proposed site plan application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.





April Fisher, AICP  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

June 29, 2017

Site Plan Review: 2635 McCoy Road  
Applicant Request: Airport Parking  
Existing Zoning/Use: Retail Commercial District (C-1)/ Vacant

Staff Application Review

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on July 25, 2017. Please address the comments listed below either through providing a narrative and/or revising the plan set as applicable to provide the necessary information.

Staff Comments for Revisions

SMT. 3  
CLOUDED NOTES

1. Please provide square-footage of the office, listed use(s) and setback information for the proposed office on the development plan (sheet 3 of 9). Please identify if the office intends to have restroom facilities within it. You may want to check with Universal Engineering to determine if there are requirements for restrooms per building code.

SEE SMT. 3

2. The site plan needs to identify the "right-in only" on the plan for access from McCoy Road so that no left turn is possible.

SEE SMT. 3  
B' WALL IS ONLY  
AT NORTH  
PROP. LINE

3. It appears that the proposed wall goes around the entire property (sheet 8 of 9). Please provide details on any proposed gate or control arm.

SEE SMT. 3  
NOTE #1

4. Please provide a lighting plan to show foot-candle measurements and how light will not spill over onto adjacent residential properties. (Note: This is an item that staff can make as a recommendation for submitting at time of building permit review, however, it may be a concern of citizens who attend the Planning and Zoning Board meeting.)

SEE SMT. 3  
NOTE #3

5. Please provide the parking space calculations (including number of required handicapped) for the office based on Sec. 50-72 of the Code.

SEE SMT. 3 FOR  
ADA ROUTE

6. Please address the requirements of Sec. 50-72 (d) (2) and (4) will be met on the development plan.

SEE SMT. 3

7. A dumpster permit shall be required as part of the building permit process. Please show the proposed location on the development plan.

SEE SMT. 3  
AND SMT. 8

8. 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. The owner must execute a recordable document which requires construction and maintenance of the wall in good repair. Please identify on the plan how you are providing for this and ensure that the required number of plantings are shown.

SEE SMT. 3

NOTE # 4 →

9. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.

SEE SMT. 8 →

10. Please revise the landscaping plan to be consistent with Sec. 50-76. Some items that need to be revised to be consistent with Code include:

- a. A five-foot wide landscape area is required along right-of-way;
- b. Understory tree caliper needs to be identified;
- c. Landscaping is required adjacent to visible building walls;
- d. Please show buffer widths on the landscaping plan and development plan, ensuring they are consistent with City of Belle Isle Code requirements; and,
- e. Please provide interior area landscaping details consistent with Sec. 50-76 (3) (c) for the entire site, as no details have been provided for this.

THE SIGN HAS  
BEEN REMOVED

11. A separate sign permit application is required. Please note that the site plan review does not include approval of the proposed sign location shown on the development plan. Please remove it unless additional detail showing how the proposed sign meets the Belle Isle Code.

SEE SMT. 3

NOTE # 3 →

12. Please provide a breakdown of trip generation from vehicular traffic on the development plan.

SEE SMT. 4 →

13. Please identify the width of interior driveways on the development plan, ensuring consistency with Code.

#### Next Steps

Please submit the revised plans no later than July 12, 2017 to be able to be placed on the July 25, 2017 Planning and Zoning Board agenda.

Please note that the Board may approve the proposed site plan application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.



**CITY OF BELLE ISLE,  
FLORIDA**

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

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

Gregg Templin  
District 4

Rainey Lane  
District 5

OPEN  
District 6

August 9, 2017

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

**APPLICANT: Thirumala Property's, LLC c/o American Civil Engineering, Co.**  
**P&Z CASE 2017-07-023**  
**REQUEST 2635 McCoy Road, Belle Isle FL 32809**  
**Parcel #30-23-30-0000-00-005**

Dear Property Owner:

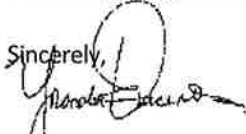
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, August 22, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

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 airport parking 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.

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.

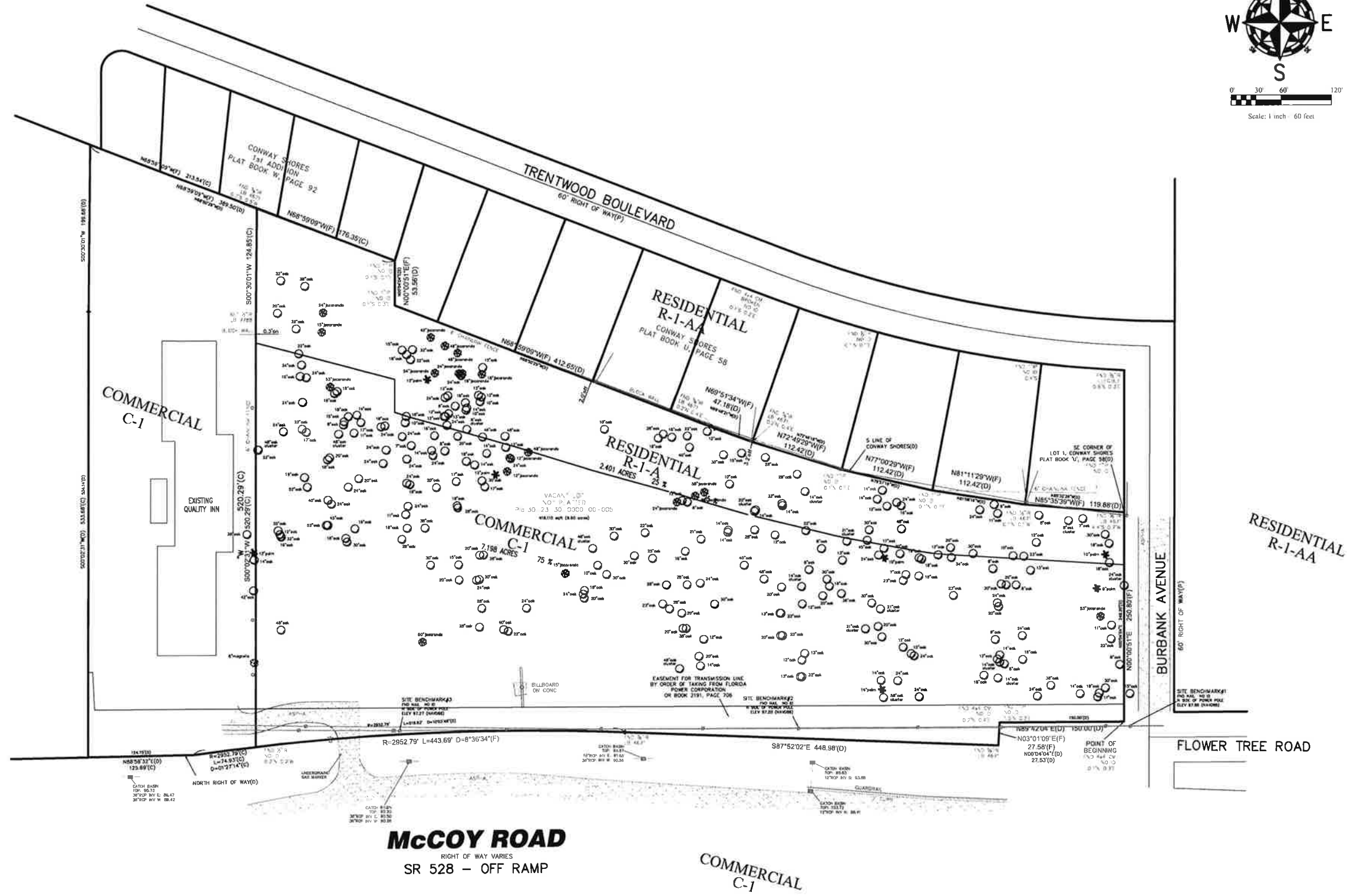
Sincerely,  


Yolanda Quiceno  
CMC-City Clerk

APPLICANT: Thirumala Property's, LLC c/o American Civil Engineering, Co.  
 P&Z CASE 2017-07-023  
 ADDRESS 2635 McCoy Road, Belle Isle FL 32809 - Parcel #30-23-30-0000-00-005

Parcel	FullName	FullName2	Address	City	STZip
302330061000001	CITY OF BELLE ISLE		1600 NELA AVE	BELLE ISLE	FL 32809
302330169201110	FIOLA ROBERT A	FIOLA ANNAMARIA P	2493 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201100	ADY LAURENCE I	ADY NANCY LEE	2495 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169600060	REAVIS SHERRY	SQUIRES NICOLE M	2488 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201090	HAAN WILLIAM A	HAAN CARRIE L	2499 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169600020	STEARNS WILLIAM G III		2496 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330000000014	SIDDHI-VINAYAK INC		2601 MCCOY RD	ORLANDO	FL 32809
302330169201010	CARAMUTA MARCELO J	CARAMUTA KIMBERLY	2627 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330000000005	THIRUMALA PROPERTYS LLC		10644 LAGO BELLA DR	ORLANDO	FL 32832
302330169202020	SIMS MICHAEL T LIFE ESTATE	SIMS LINDA N LIFE ESTATE	2606 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169600040	GANLEY VINCENT ARTHUR		2492 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201030	PATRICIA H CLARK FAMILY TRUST	C/O PATRICIA H CLARK TRUSTEE	2615 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169202070	TRANSFORMATION HOMES INC		9641 WILD OAK DR	WINDERMERE	FL 34786
302330668400001	PALM SQUARE AT BELLE ISLE CONDOMINIUM ASSN INC		5145 CURRY FORD RD	ORLANDO	FL 32812
302330169201080	TRAN WINNIE	LUONG LIEN KIM	2501 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169600050	WORTHINGTON JOHN R	WORTHINGTON MARTHA CLARA	2490 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169202080	MUNROE MARY ELIZABETH TR		2500 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169202010	HAAN CARRIE	HAAN BILL	2499 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330000000002	BRYANT VERNON V TR		PO BOX 18505	TAMPA	FL 33679
302330169201120	TEMPLIN GREGG T	TEMLIN SUZANNE W	2489 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201070	ANTONIO STEVEN A	ANTONIO DEBRA	2507 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201050	JOHNSTON TOSHIKO A		2519 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201040	PANKO IRENE E TR	FOSHEE LINDA P TR	2525 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201020	JRH TRUST	C/O JOHN R HINES TRUSTEE	2621 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330000000006	HARRELL ROBERT S	HARRELL RUTH A	2800 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169600010	ADRIAN SHELLEY M		1099 RAINBOW CT	MUKWONAGO	WI 53149
302330169202030	SAYER JUSTIN	JONES STANLEY	1449 CONWAY ISLE CIR	BELLE ISLE	FL 32809
302330169201130	SQUIRES VINTON	SQUIRES NICOLE	2483 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201141	DOT/STATE OF FLORIDA-TURNPIKE ENTERPRISE PO BOX 613069		MILE POST 263 BLDG 5315	OCOE	FL 34761
302330169201060	HOLIHAN RANDY J	HOLIHAN CAROLYN T	200 PASADENA PL	ORLANDO	FL 32803
302330169600030	LILLIAN ZACK JONES TRUST	C/O LILLIAN ZACK JONES TRUSTEE	15016 NW 13TH PL	NEWBERRY	FL 32669
302330169202040	LONGO ARTHUR J	LONGO ANINA C	2516 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169202060	THOMAS JILL ANNE		2508 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169202050	RAY THOMAS E	RAY CATHY D	2512 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302330169201142	HAAN CARRIE	HAAN BILL 1/13 INT	2499 TRENTWOOD BLVD	BELLE ISLE	FL 32812





**McCOY ROAD**  
RIGHT OF WAY VARIES  
SR 528 - OFF RAMP

NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPY RIGHT 2014.

ENGINEER	JOHN HERBERT, P.E.
CHECKED BY	TOM SKELTON, P.E.
TECHNICIAN	J.M.P.
PROJECT NO.	1030

**AMERICAN CIVIL ENGINEERING CO.**  
207 N. MOSE RO., SUITE 211, WINTER SPRINGS, FLA 32708  
PH. (407) 327-7700, FAX (407) 327-0827

cert. of authorization number 0728

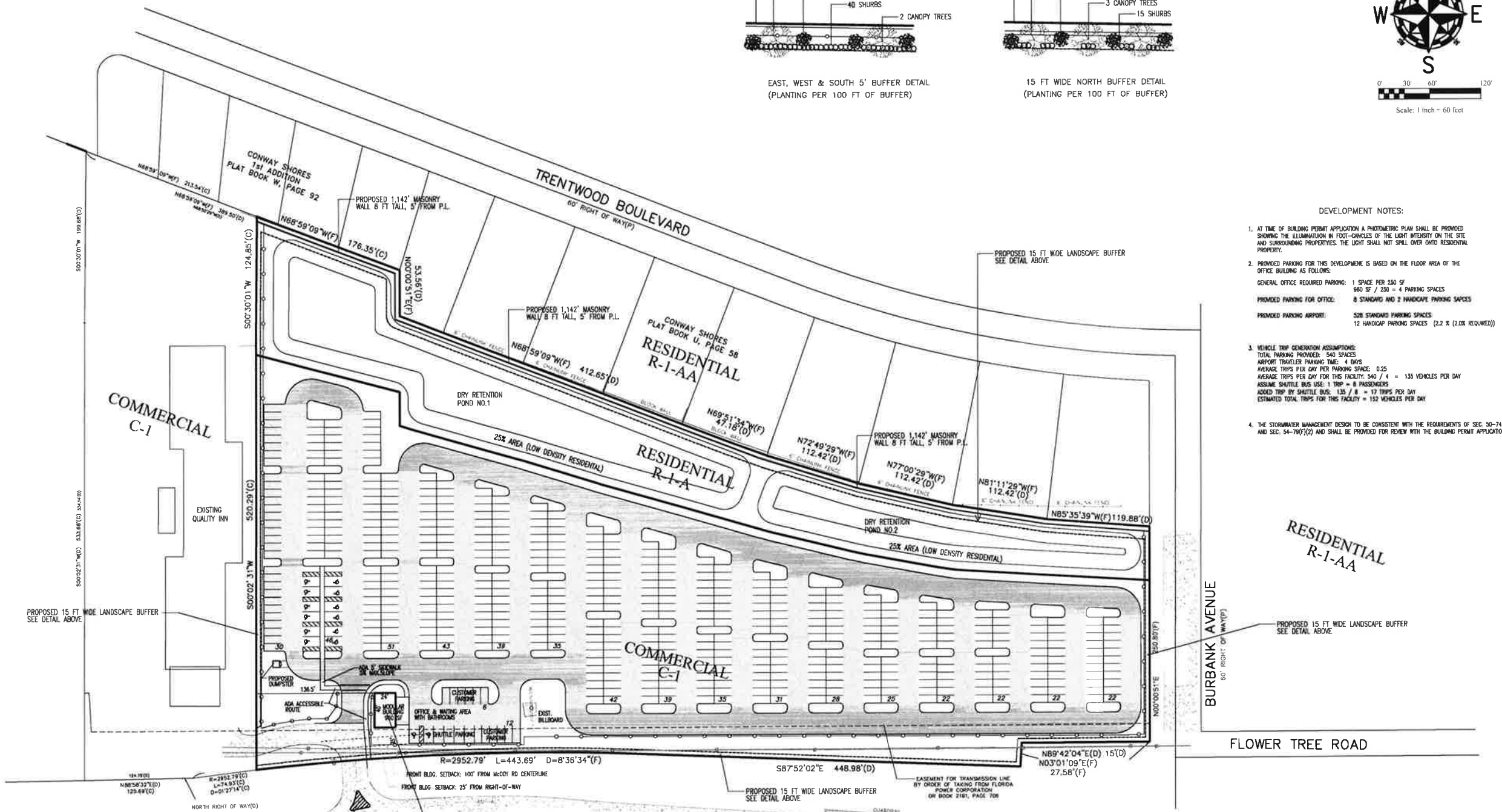
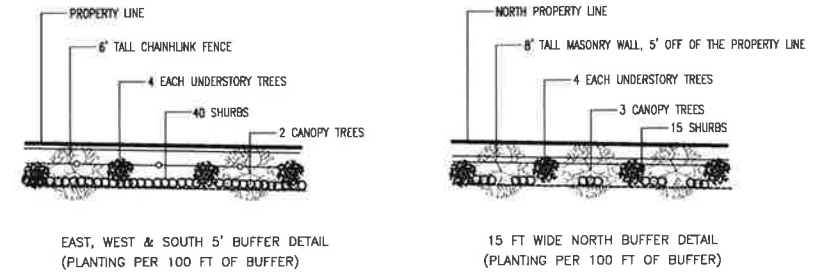
EXISTING SITE CONDITIONS

**AIRPORT PARKING**  
**McCoy Road**

2635 McCoy Road, Belle Isle, Florida

DEVELOPMENT PLAN
project no. 15325
sheet number
2 of 9

SURVEY BASE INFORMATION PROVIDED BY:  
VisionLand Services, Inc.  
PO Box 941185  
Maitland, Florida 32794  
Ph. (888) 399-8474



- DEVELOPMENT NOTES:
- AT TIME OF BUILDING PERMIT APPLICATION A PHOTOMETRIC PLAN SHALL BE PROVIDED SHOWING THE ILLUMINATION IN FOOT-CANDELES OF THE LIGHT INTENSITY ON THE SITE AND SURROUNDING PROPERTIES. THE LIGHT SHALL NOT SPILL OVER ONTO RESIDENTIAL PROPERTY.
  - PROVIDED PARKING FOR THIS DEVELOPMENT IS BASED ON THE FLOOR AREA OF THE OFFICE BUILDING AS FOLLOWS:  
 GENERAL OFFICE REQUIRED PARKING: 1 SPACE PER 250 SF  
 840 SF / 250 = 4 PARKING SPACES  
 PROVIDED PARKING FOR OFFICE: 8 STANDARD AND 2 HANDICAP PARKING SPACES  
 PROVIDED PARKING AIRPORT: 528 STANDARD PARKING SPACES  
 12 HANDICAP PARKING SPACES (2.2% (2.0% REQUIRED))
  - VEHICLE TRIP GENERATION ASSUMPTIONS:  
 TOTAL PARKING PROVIDED: 540 SPACES  
 AIRPORT TRAVELER PARKING TIME: 4 DAYS  
 AVERAGE TRIPS PER DAY PER PARKING SPACE: 0.25  
 AVERAGE TRIPS PER DAY FOR THIS FACILITY: 540 / 4 = 135 VEHICLES PER DAY  
 ASSUME SHUTTLE BUS USE: 1 TRIP = 8 PASSENGERS  
 ASSUMED TRIP BY SHUTTLE BUS: 135 / 8 = 17 TRIPS PER DAY  
 ESTIMATED TOTAL TRIPS FOR THIS FACILITY = 152 VEHICLES PER DAY
  - THE STORMWATER MANAGEMENT DESIGN TO BE CONSISTENT WITH THE REQUIREMENTS OF SEC. 50-74 AND SEC. 54-79(7)(2) AND SHALL BE PROVIDED FOR REVIEW WITH THE BUILDING PERMIT APPLICATION.

BUILDING	AREA	USE	DISTANCE FROM SETBACK
OFFICE	250 SF	GENERAL	23'

AREA	AREA	PERCENT
SITE AREA	9.599 ACRES	100 %
IMPERVIOUS AREA (585 9'X20' PARKING SPACES)	5.396 ACRES	56.2 %
PERVIOUS AREA	4.203 ACRES	43.8 %

DEVELOPMENT LOCATION			
ADDRESS	ZONING	AREA	PERCENT
2635 MCCOY ROAD, BELLE ISLE, FL	R-1-A	2,401 ACRES	25 %
30-23-30-0000-00-005	C-1	7,198 ACRES	75 %

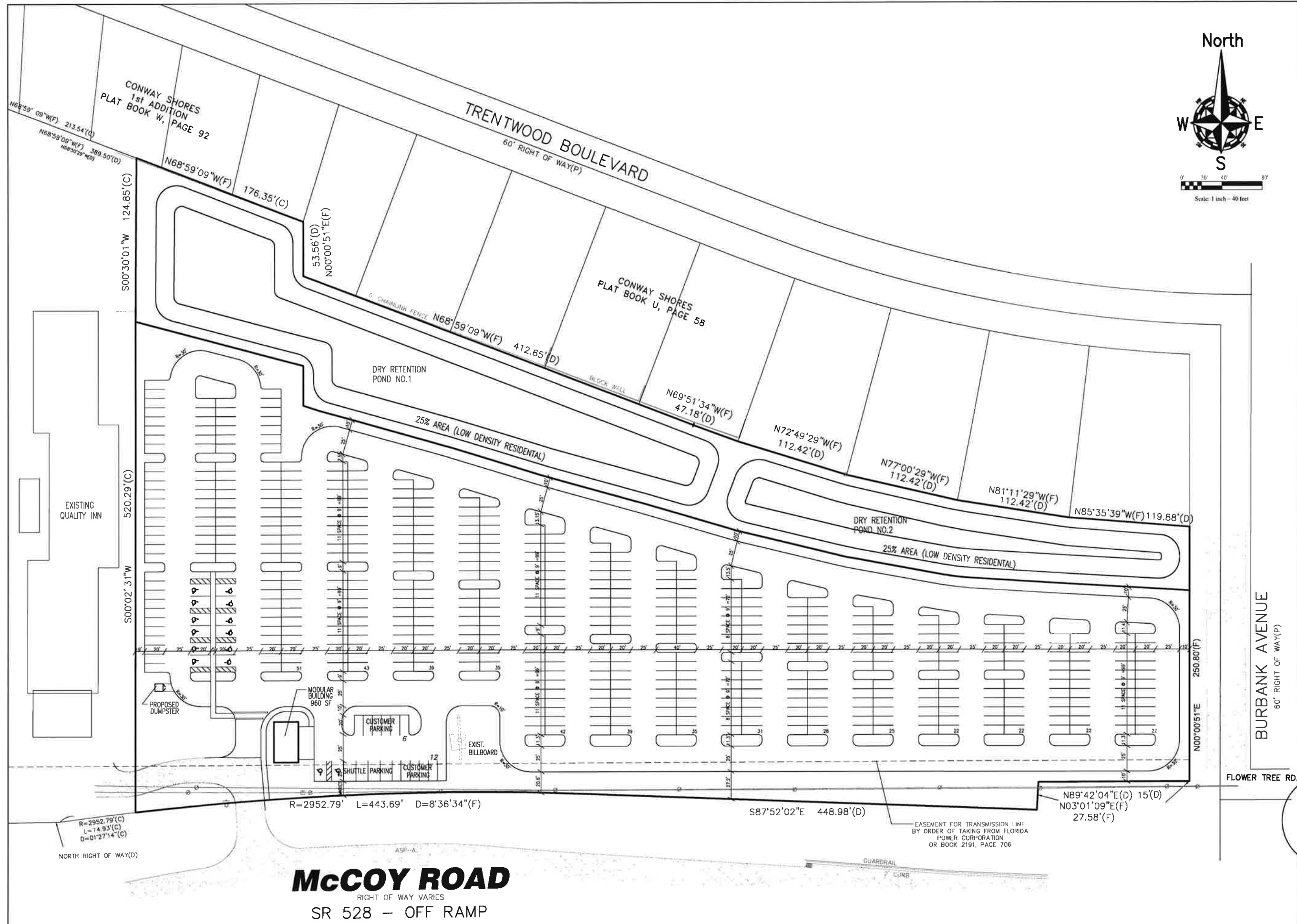
PROPOSED 346 SF MODULAR OFFICE.  
 USES TO INCLUDE: MANAGER OFFICE, SECURITY OFFICE, PUBLIC RESTROOMS, CUSTOMER COUNTER AND INDOOR WAITING AREA.  
 REQUIRED BUILDING SETBACKS:  
 FRONT - 25' SIDE - 15' REAR - 30'  
 FRONT (100' FROM MCCOY RD CENTERLINE)  
 PROVIDED BUILDING SETBACKS:  
 FRONT - 35' SIDE - 136.5' REAR - 412'

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 ENGINEER: JOHN MEMBERT, P.E.  
 CHECKED BY: TOM SHELTON, P.E.  
 TECHNICIAN: J.M.H.  
 07.31.17 second edition  
 06.08.17 current edition  
 PROJECT NO. 15325  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

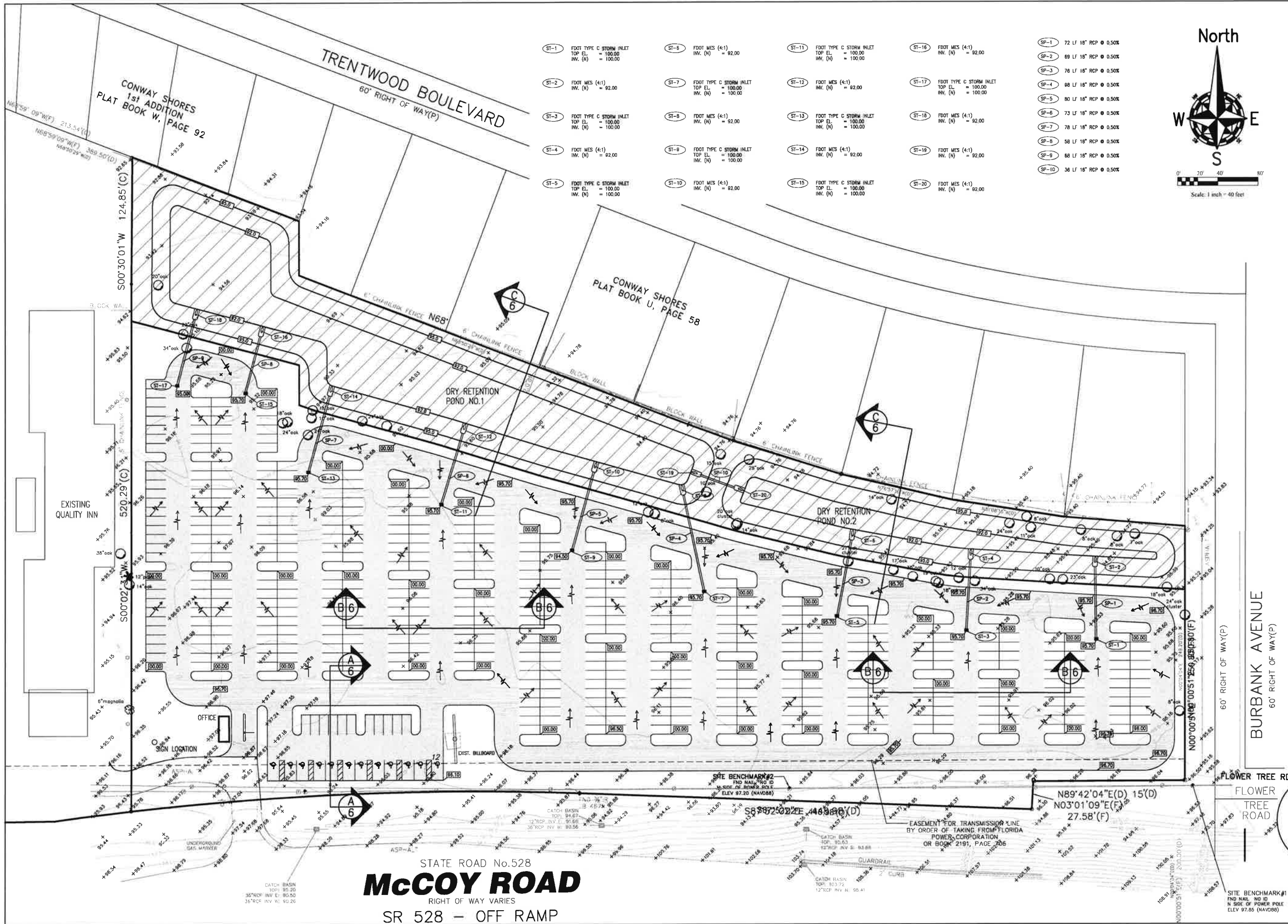
AMERICAN CIVIL ENGINEERING CO.  
 207 N. MOSS RD., SUITE 201, WINTER SPRINGS, FLA 32708  
 TEL: (407) 327-7700; FAX: (407) 327-0227  
 cert. of authorization number 8729

SITE DEVELOPMENT PLAN  
**AIRPORT PARKING**  
**McCoy Road**  
 2635 McCoy Road, Belle Isle, Florida

DEVELOPMENT PLAN  
 project no. 15325  
 sheet number  
 3 of 9







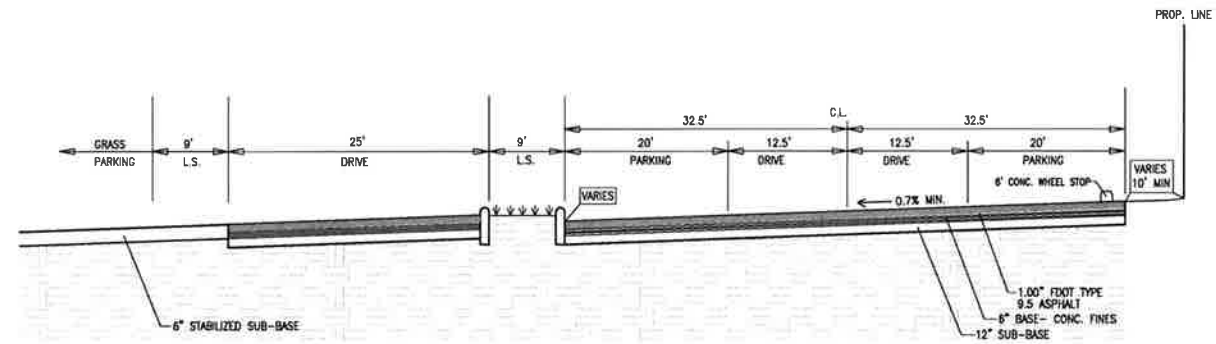
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ENGINEER	JOHN HERBERT, P.E.
CHECKED BY	TOM SKELTON, P.E.
DATE	07.11.17
REVISIONS	second edition 06.08.17 current edition
PROJECT NO.	16030

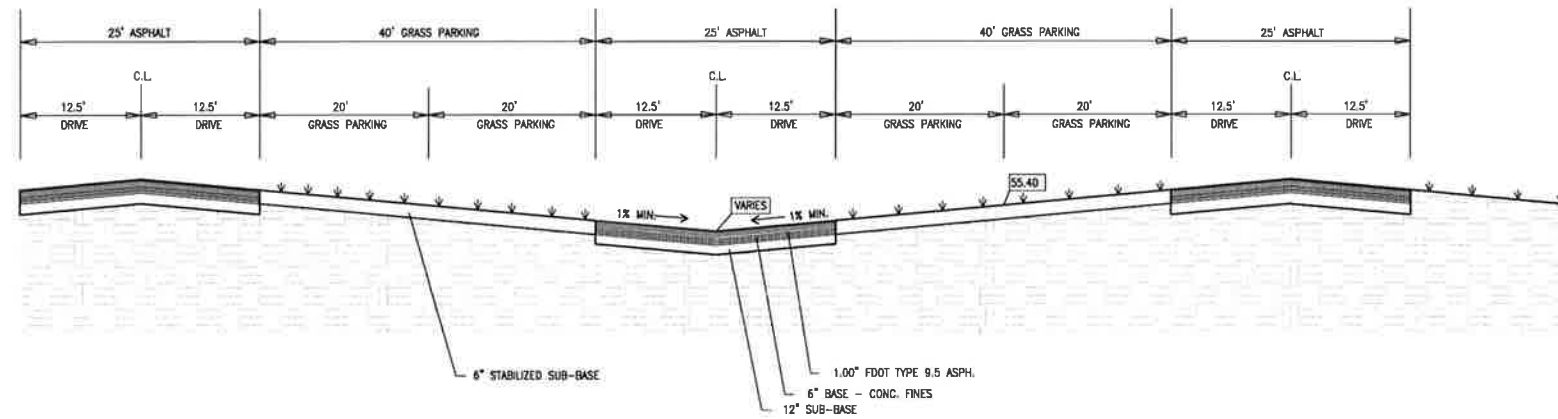
**AMERICAN CIVIL ENGINEERING CO.**  
 207 N. MOSS RD., SUITE 211, MYRTLE SPRINGS, FLA 32708  
 PH. (407) 327-7000 FAX (407) 327-0227  
 e-mail: american@american-civil.com

PAVING / GRADING / DRAINAGE PLAN  
**AIRPORT PARKING**  
**McCoy Road**  
 2635 McCoy Road, Belle Isle, Florida

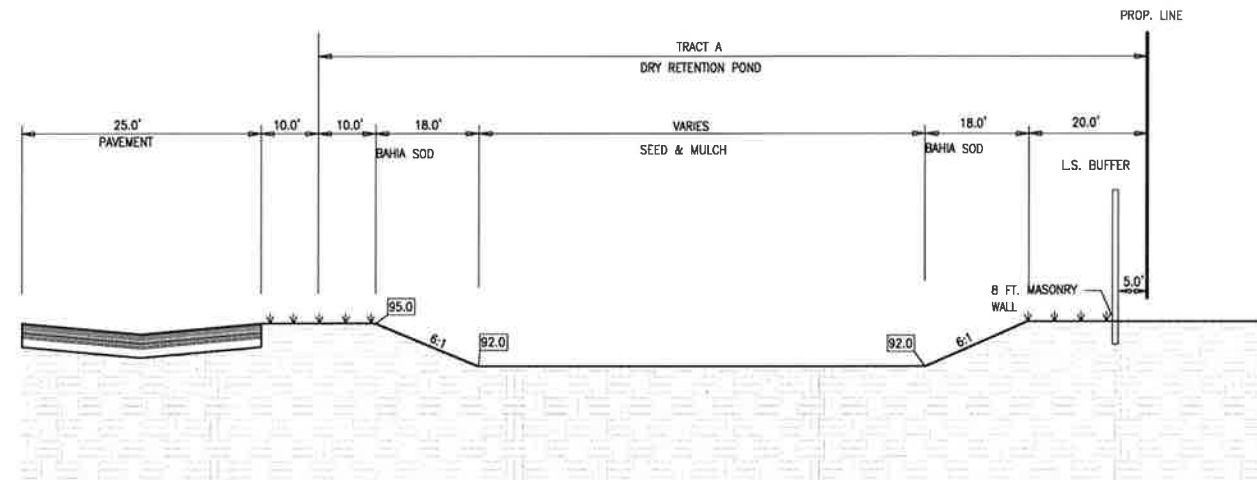
P/G/D PLAN
project no. 15325
sheet number
5 of 9



SECTION A  
N.T.S.



SECTION B  
N.T.S.



SECTION C  
N.T.S.

**PAVING SPECIFICATIONS - ASPHALT SURFACE/CONCRETE FINES BASE:**

SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:  
 SUB-BASE REQUIREMENTS: FOR RECYCLED CONCRETE FINES  
 A). COMPACT TO 98% OF AASHTO T-190 FOR TOP 12", MIN. 40% LBR  
 B). STABILIZE TOP 6" TO 75 PSI FLORIDA BEARING VALUE UNDER CURBS.  
 BASE REQUIREMENTS:  
 CONCRETE FINES (BASE THICKNESS = 6")  
 A). COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-190  
 SURFACE COURSE:  
 1.00" FOOT ASPHALT CONCRETE TYPE B.5

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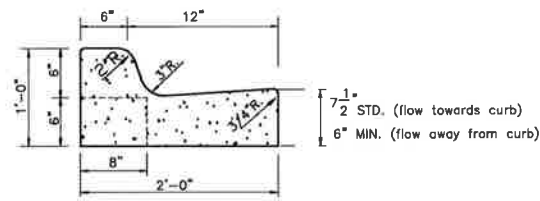
ENGINEER:	JOHN HOBBS, P.E.
CHECKED BY:	TOM SKELTON, P.E.
TECHNICIAN:	J.M.H.
DATE:	07/31/17
REVISIONS:	second edition
	06/08/17
	extreme addition
PROJECT NO.:	1400

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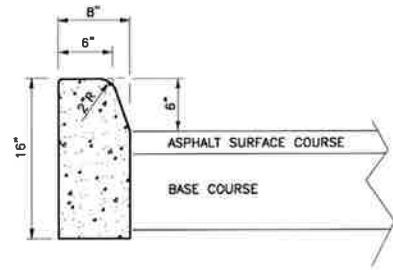
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TYPICAL SECTIONS  
**AIRPORT PARKING**  
**McCoy Road**  
 2635 McCoy Road, Belle Isle, Florida

SECTIONS
project no. 15325
sheet number
6 of 9



18" TYPE F CURB DETAIL

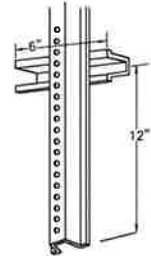


TYPE D - STANDARD

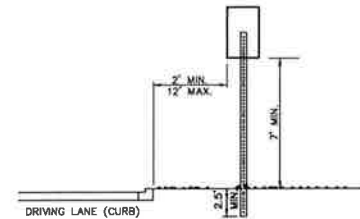
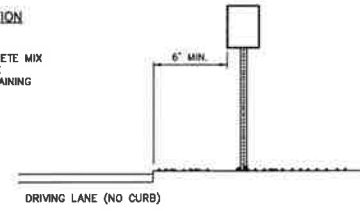
CURB DETAILS

TYPICAL INSTALLATION

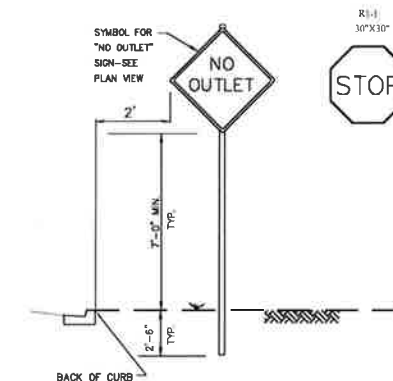
1. PLACE POST
2. POUR IN DRY CONCRETE MIX
3. ADD WATER AND MIX
4. FILL HOLE WITH REMAINING DIRT OR SAND



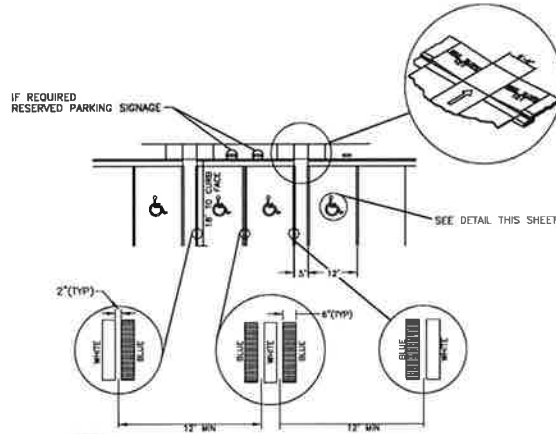
TYPICAL SIGN PLACEMENT DETAIL  
N.T.S.



TYPICAL SIGN PLACEMENT  
N.T.S.

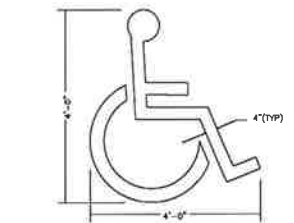


NO OUTLET SIGN-SEE PLAN VIEW  
STOP  
SIGN DETAILS  
N.T.S.



- NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY." OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
  2. PL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

HANDICAP PARKING STRIPING FOR MULTIPLE SPACES  
N.T.S.



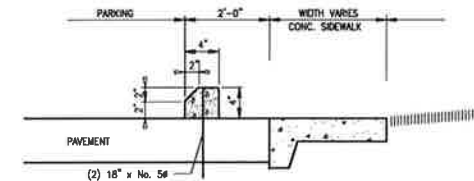
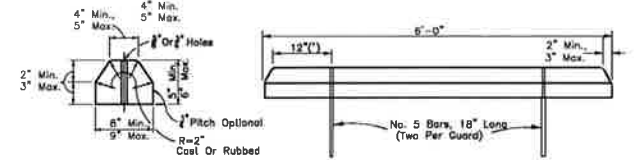
NOTE:  
THIS SYMBOL TO BE WHITE D.O.T. THERMOPLASTIC

TYPICAL PAVEMENT SYMBOL FOR HANDICAPPED PARKING  
N.T.S.

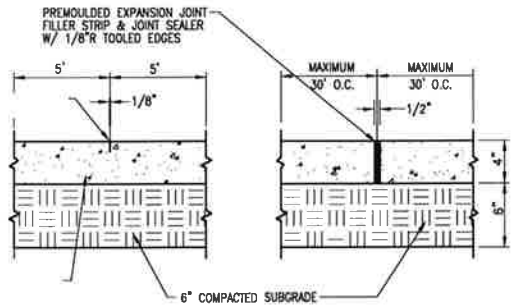


- NOTE: (HANDICAP SIGN ONLY)
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIF "B" OR "C", PER MUTCO.
  2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
  3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
  4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
  5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

TYPICAL RESERVED PARKING SIGNAGE  
N.T.S.

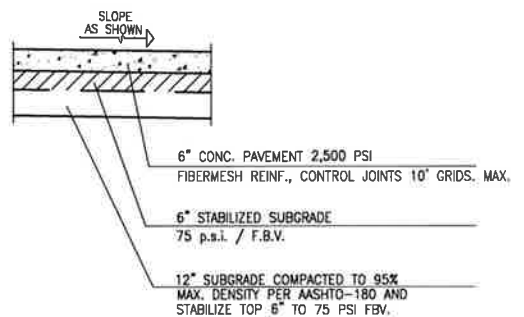
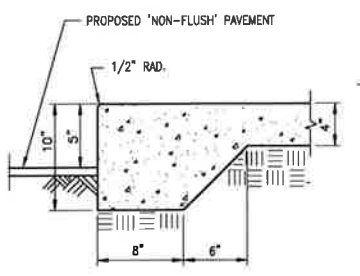


WHEEL STOP DETAIL  
N.T.S.

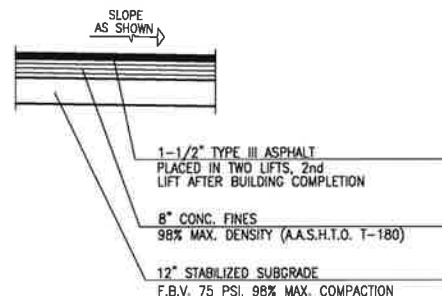


- NOTES:
1. A THICKENED EDGE SHALL BE PROVIDED BETWEEN SIDEWALK AND DRIVEWAYS OR PARKING LOT.
  2. SLOPE CONC. SIDEWALKS AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
  3. PROVIDE 1% CROSS SLOPE ON CONC. WALKS TYP.
  4. PROVIDE CONTROL JOINTS @ INTERVALS EQUAL TO SIDEWALK WIDTH (W).
  5. PROVIDE PREMOULDED EXPANSION JOINT WHERE CONC. WALK ABUTS BLDG., POLES, AND OTHER CONC. WALKS.
  6. REINFORCED CONCRETE WITH FIBERMESH OR 6-6X10X10 WWF

CONCRETE SIDEWALK DETAIL  
N.T.S.



CONC. PAVE. SECTION



ASPHALT PAVEMENT TYPICAL SECTION

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ENGINEER: JOHN HERBERT, P.E.  
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TECHNICIAN: J.M.H.

PROJECT NO. 16030

DATE: 07.31.17 second addition  
06.08.17 current addition

REVISIONS

AMERICAN CIVIL ENGINEERING CO.  
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cert. of authorization number 8729

SITE CONSTRUCTION DETAILS

**AIRPORT PARKING**  
**McCoy Road**

2635 McCoy Road, Belle Isle, Florida

SECTIONS  
project no. 15325  
sheet number  
7 of 9

LANDSCAPE CHART: SHRUBS

SYMBOL KEY	QUANTITY	COMMON NAME:	BOTANICAL NAME:	PLANTING SIZE:	WATER RATED
○○○○○	304	HAWTHORN	CRATAEGUS SPP.	3-4 GAL. 30" HIGH, 30" O/C.	LOW
*****		YEW PODOCARPUS	PODOCARPUS MACROPHYLLUS	3-4 GAL. 30" HIGH, 30" O/C.	MED.

NOTE: ALL DISTURBED AREAS TO BE SOODED WITH BAWA

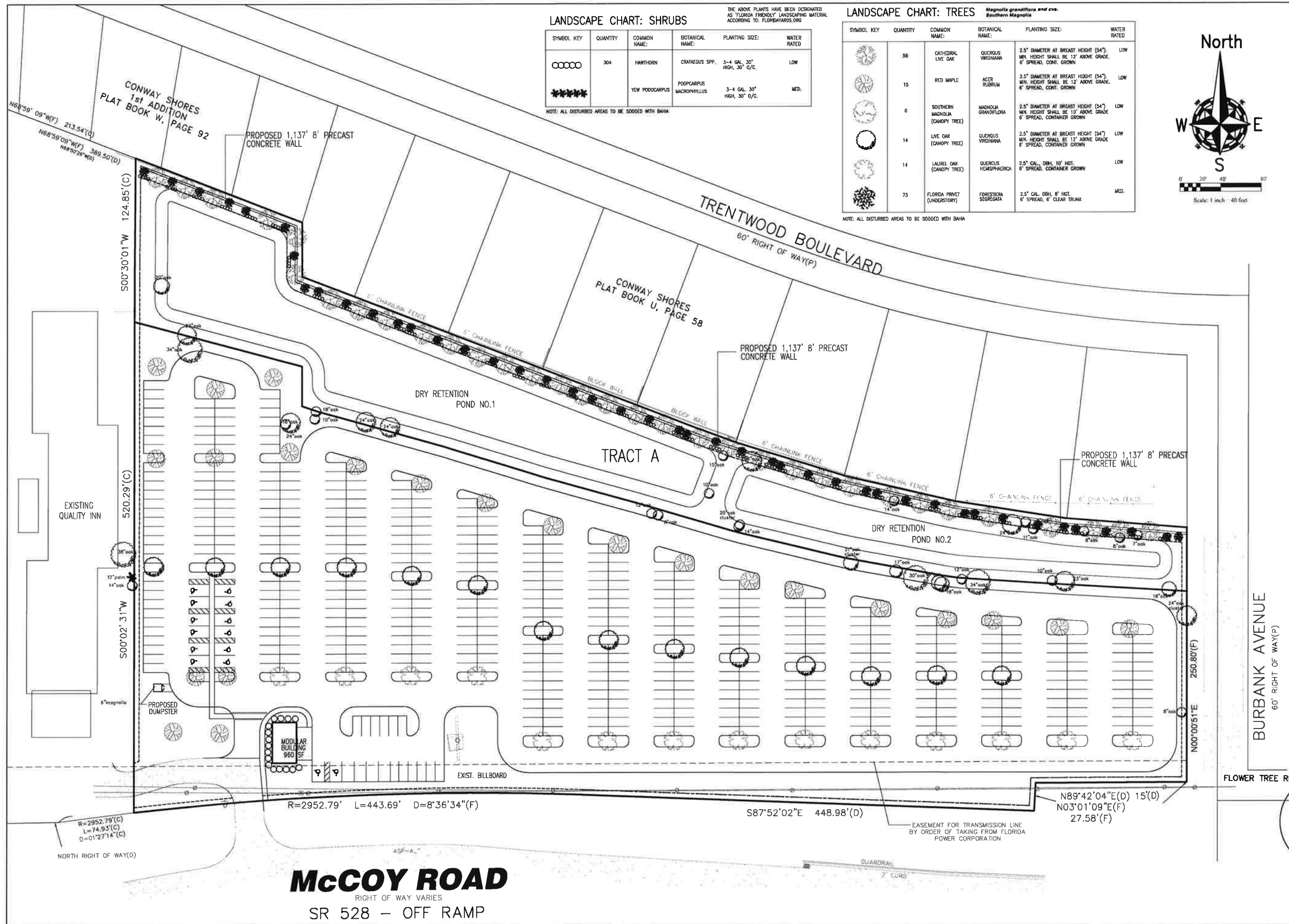
THE ABOVE PLANTS HAVE BEEN DESIGNATED AS "FLORIDA FRIENDLY" LANDSCAPING MATERIAL ACCORDING TO: FLORIDALANDSCAPING.ORG

LANDSCAPE CHART: TREES

SYMBOL KEY	QUANTITY	COMMON NAME:	BOTANICAL NAME:	PLANTING SIZE:	WATER RATED
⊗	56	CATHEDRAL LIVE OAK	QUERUS VIRGINIANA	2.5" DIAMETER AT BREAST HEIGHT (54") MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONT. GROWN	LOW
⊗	15	RED MAPLE	ACER RUBRUM	2.5" DIAMETER AT BREAST HEIGHT (54") MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONT. GROWN	LOW
⊗	0	SOUTHERN MAGNOLIA (CANOPY TREE)	MAGNOLIA GRANDIFLORA	2.5" DIAMETER AT BREAST HEIGHT (54") MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONTAINER GROWN	LOW
⊗	14	LIVE OAK (CANOPY TREE)	QUERUS VIRGINIANA	2.5" DIAMETER AT BREAST HEIGHT (54") MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONTAINER GROWN	LOW
⊗	14	LAUREL OAK (CANOPY TREE)	QUERUS HEMISPHERICA	2.5" CAL. DBH. 18" HGT. 6' SPREAD, CONTAINER GROWN	LOW
⊗	73	FLORIDA PRIVET (UNDERSTORY)	FORESTIERA SEGREGATA	2.5" CAL. DBH. 8" HGT. 6' SPREAD, 6' CLEAR TRUNK	MED.

NOTE: ALL DISTURBED AREAS TO BE SOODED WITH BAWA

Magnolia grandiflora and cv. Southern Magnolia



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 ENGINEER: JOHN HERBERT, P.E.  
 CHECKED BY: TOM SKELTON, P.E.  
 TECHNICIAN: J.W.A.  
 DATE: 07.31.17  
 06.08.17 second edition  
 06.08.17 correct edition  
 REVISIONS:

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 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708  
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LANDSCAPING PLAN  
**AIRPORT PARKING LONG TERM**  
 2635 McCoy Road, Belle Isle, Florida

LANDSCAPE PLAN  
 project no. 15325  
 sheet number  
 8 of 9

**SEC. A. GENERAL CONSTRUCTION NOTES:**

- 1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE SITE CONSTRUCTION PLANS.
2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY THE GOVERNING AUTHORITIES.
...
31. ENGINEER TO PROVIDE RECORD DRAWINGS AND CERTIFICATIONS TO THE ISSUED PERMITS.

**SEC. B. EARTHWORK:**

- 1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE SURVEY (BY OTHERS).
2. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONFLICT BETWEEN INFORMATION WITHIN THIS REPORT AND THESE CONSTRUCTION PLANS SHALL BE RESOLVED TO THE ENGINEER UPON DISCOVERY.
...
17. PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GENERAL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PLEAT AREAS.

**SEC. C. DRAINAGE:**

- 1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT ISSUED FOR THIS PROJECT.
2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
...
5. ALL STORMWATER DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (ASTM C-76, CLASS II) UNLESS NOTED OTHERWISE.

**SEC. D. PAVING:**

- 1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH F.D.O.T. CURRENT CONSTRUCTION SPECIFICATIONS.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES.
...
9. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL BE IN ACCORDANCE WITH THE MANUAL OF UTILITY ENGINEERING.

**SEC. E. EROSION CONTROL:**

- 1. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES OR UNDERGROUND UTILITIES.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT POLLUTING, SILING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS.
...
8. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATIONS AND SUPPLEMENTS.

- 3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE F.D.O.T. MANUAL FOR EROSION CONTROL, (LATEST EDITION).
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND KEPT REPAIRED OR MAINTAINED SHALL BE COMPLETED BEFORE WORK STOPS FOR THE DAY.
5. TEMPORARY SEDIMENT TRAPS ARE ACCEPTABLE IF THE INLET IS PROPERLY SCREENED WITH SYNTHETIC BALES AND LOW ENOUGH IN ELEVATION FOR RUNOFF TO ENTER THE STRUCTURE.
...
11. THE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL PRACTICES DURING THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.

- 9. STRIPING WITHIN FOOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17346.
10. SIGNS WITHIN FOOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 11860 AND SHALL BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17302.
...
13. THE MAINTENANCE OF TRAFFIC IS TO BE PER APPLICABLE FOOT INDEX DESIGN.

**SEC. H. SAFETY:**

- 1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY CURRENT OSHA STANDARDS.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
...
6. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH CURRENT FOOT STANDARDS.

**SEC. I. DEMOLITION:**

- 1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR PERFORMING THE DEMOLITION WORK AND SHALL FURNISH A COPY OF SAME TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OR LOCAL AUTHORITIES FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, OR UTILITY/SEWER SERVICES, SO THEY CAN RELOCATE, DISCONNECT, CAP OR PLUG THEIR EQUIPMENT IN ORDER TO FACILITATE DEMOLITION.
...
5. THE CONTRACTOR SHALL REMOVE ALL BUILDING STRUCTURES MARKED FOR DEMOLITION WHICH INCLUDES ALL FOUNDATIONS ASSOCIATED WITH THE STRUCTURE, SEPTIC SYSTEMS AND WATER LINES TO THE METER LOCATION, LATERALS TO THE RIGHT-OF-WAY LINE (CAP PRIOR TO BACKFILLING THE TRENCH), AND ALL UNDERGROUND ELECTRICAL WIRING NOT ASSOCIATED WITH THE APPROPRIATE POWER COMPANY.

**SEC. I UNDERGROUND UTILITIES:**

- 1. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT SOILS ENGINEER AND SUBMIT TEST REPORTS TO ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
...
7. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES, STORMWATER PIPES AND MANHOLES, SANITARY SEWER MAINS, FORG MAINS, MANHOLES, AND LIFT STATIONS, AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

**SEC. J SANITARY SEWER SYSTEM:**

- 1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. IF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY SEWER LINES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHO WILL DIRECT THE TRENCH AND INSTALL THE UNSUITABLE MATERIAL AND PREPARE THE TRENCH AND INSTALL THE SEWER LINES IN ACCORDANCE WITH ASTM D-2231.
...
8. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

**SEC. K WATER DISTRIBUTION:**

- 1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITIES PROVIDER REQUIREMENTS, FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS.
3. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH F.D.E.P. AND LOCAL UTILITIES PROVIDER.
...
6. DISINFECT POTABLE WATER MAINS IN ACCORDANCE WITH AWWA C651 STANDARD PROCEDURES FOR DISINFECTING WATER MAINS.

**LEGEND**

PROPERTY LINE
LOT LINE
PROPOSED BUILDING
SETBACK LINE
WATER SURFACE
PROPOSED EDGE OF PAVEMENT (EOP)
PROPOSED 6"X16" CONC. CURB
PROPOSED TYPE F CURB
PROPOSED 24" DIAM CURB
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE PAVING
PROPOSED GRAVEL/SHELL PAVEMENT
SANITARY MANHOLE
SANITARY SEWER MAN
SANITARY SEWER FORCEMAIN
POTABLE WATER MAIN
SINGLE WATER SERVICE
DOUBLE WATER SERVICE
WATER GATE VALVE
FIRE HYDRANT
STORM RUNOFF DIRECTION
STORM DRAINAGE PIPE
PROPOSED FINISHED GRADE
PROPOSED FOOT TYPE C INLET
PROPOSED FOOT TYPE D INLET
CURB INLET TYPE P-1
CURB INLET TYPE P-2
CURB INLET TYPE P-3
CURB INLET TYPE P-4
STORM JUNCTION BOX
CONCRETE MITERED END
CONTROL STRUCTURE
CONCRETE FLOW / RUBBLE RIP RAP
WINGED CONCRETE DROWALL
P-S INLET
PROPOSED STOP SIGN
PROPOSED HANDED SPACE

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPINGS, FLA 32789
TEL: (407) 397-7700; FAX (407) 492-0827

GENERAL NOTES
AIRPORT PARKING
McCoy Road
2635 McCoy Road, Belle Isle, Florida

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770

GENERAL NOTES
project no. 15100
sheet number 9 of 9

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**NOTICE OF PUBLIC MEETING**

**AUGUST 22, 2017 – 6:30PM**

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**CITY OF BELLE ISLE  
PLANNING AND ZONING BOARD REGULAR SESSION**

**ITEM 4  
MEMORANDUM**

**TO:** Planning and Zoning Board

**DATE:** August 11, 2017

Ordinance 17-10

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING AIRPORT ZONING REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 44, COMMUNICATION TOWERS, TO CREATE ARTICLE V. AIRPORT ZONING REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**Background:**

1. See City Manager Staff report dated August 7, 2017

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**SAMPLE MOTION TO APPROVE or DENY:**

"I move to recommend (Approval / Denial) to City Council of Ordinance 17-10 concerning airport zoning regulations.

---

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 BELE ISLE, FL

1600 NELA AVENUE, BELLE ISLE, FL 32809 \* TEL 407-851-7730

### MEMORANDUM

**From:** Bob Francis, City Manager

**To:** P & Z Board Members

**Date:** August 7, 2017

**Re:** Airport Zoning Regulations

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At the last P & Z Meeting, there was an agenda item on titled "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. City Council approved the interlocal agreement. This agenda item is for the Board's review and recommendation of the additional code language to be added to Chapter 44 regarding communication towers.

I wanted to give you an explanation of what is needed of the P & Z Board. First, the Interlocal Agreement (ILA) was approved by the City Council on June 20<sup>th</sup>. The Greater Orlando Aviation Authority (GOAA) requested the City Council review and execute the ILA to establish airport protection zoning for the airports within or near our jurisdiction and also adopt Airport Protection Zoning Regulations. In speaking with the GOAA attorney who crafted the documents, GOAA was to have the ILA adopted prior to July 1 which is why the Council moved to adopt the ILA earlier; however, the ordinance could be adopted soon after. According to Chapter 333, Florida Statutes, every political subdivision that has an airport hazard area within its territorial limits, is required to adopt, administer, and enforce a set of airport protection zoning regulations. Since these regulations are to be incorporated into the Municipal Code for Land Development, it is important that the P & Z Board review them and make a recommendation to the City Council to adopt them and incorporate them in the Code.

In 2016, the FAA posted new zoning requirements for "airport hazard areas" that took effect on July 1. An "airport hazard area" can be located within any city or county, and is not contingent on an airport being located within our jurisdiction. As a result changes may need to be made to the city's existing regulations and processes. We need to be in compliance with this law including a review of the new criteria for an FDOT evaluation of permit applications, new criteria and

processes for our airport zoning regulations, and modifications to land use compatibility regulations.

If an airport is owned or controlled by a political subdivision and if any other political subdivision has land upon which an obstruction may be constructed or altered which underlies any surface of the airport as provided in 14 C.F.R. part 77, subpart C, the political subdivisions shall either: by interlocal agreement, adopt, administer, and enforce a set of airport protection zoning regulations; or by ordinance, regulation, or resolution duly adopted, create a joint airport protection zoning board that shall adopt, administer, and enforce a set of airport protection zoning regulations. The City of Belle Isle decided on the former.

The purpose of the ordinance establishes: (a) The requirements to provide notice to the FAA of certain proposed construction, or the alteration of existing structures and (b) The standards used to determine obstructions to air navigation, and navigational and communication facilities.

If requested by the FAA, or if any of the following types of construction or alteration is proposed, the applicant must file notice with the FAA of: (1) Any construction or alteration that is more than 200 ft. AGL (above ground level) at its site or (b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes: (1) 100 to 1 for horizontal distance of 20,000 ft. from the nearest point of the nearest runway or more than 3,200 ft. in actual length (2) 50 to 1 for horizontal distance of 10,000 ft. from the nearest point of the nearest runway, or no more than 3,200 ft. in actual length, and (3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport. Of these requirements, the Planner and I believe that only (1) would be applicable to the City. The only height restriction above 200 ft. AGL that is currently listed in our Code is for communication towers which states:

**Sec. 44-34. - Height limitation and method of determining communication tower height.**

Measurement of communication tower height shall include antenna, base pad, and other appurtenances, and shall be measured from the finished grade of the parcel. If the finished grade is more than three feet above natural grade, measurement shall be from natural grade. The height of communication towers shall not exceed **300 feet** without the city council's approval of a special exception and a variance.

In closing, the Airport Zoning Regulations document is a large complex document however very few regulations affect the City of Belle Isle. I do not believe that approving the document for incorporation into the City of Belle Isle Code will be problematic for the City. Therefore, I am requesting the P & Z Board make a recommendation to the Council to adopt the Airport Zoning Regulations and incorporate them in the City Code. The proposed ordinance is attached.



**ORDINANCE No.: 17-10**

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING AIRPORT ZONING REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 44, COMMUNICATION TOWERS, TO CREATE ARTICLE V, AIRPORT ZONING REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Council that the City of Belle Isle Code of Ordinance be constitutionally sound and internally consistent; and

WHEREAS Chapter 333, Florida Statutes, states that every political subdivision that has an airport hazard area within its territorial limits, is required to adopt, administer, and enforce a set of airport protection zoning regulations; and

WHEREAS, the City of Belle Isle has entered into the 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 Regulations; and

WHEREAS, the City of Belle Isle Planning and Zoning Board serves as local planning agency for the City; and

WHEREAS, the City of Belle Isle Planning and Zoning Board, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on August 22, 2017; and

WHEREAS, the City of Belle Isle Planning and Zoning Board, acting in its capacity as the Local Planning Agency, at the August 22, 2017, public hearing, found the regulations to be consistent with the City of Belle Isle Comprehensive Plan and recommended that the City Council adopt the airport zoning regulations; and

WHEREAS, the City Council held two (2) public hearings on September 5, 2017, and September 19, 2017, to receive public comments, and considered the recommendation of the Planning and Zoning Board and the proposed airport zoning regulations; and

WHEREAS, the City Council has found and determined that the adoption of the proposed ordinance will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly and progressive development of the City, and thus serve a valid public purpose.

BE IT ORDAINED by the City Council of Belle Isle, Florida:

**Chapter 44**  
**Article V. Airport**  
**Zoning Regulations**

**Contents**

<b>SECTION 1 City of Belle Isle ZONING ORDINANCE</b> .....	1
<u>1.1 Title</u> .....	1
<u>1.2 Authority</u> .....	1
<u>1.3 Findings</u> .....	1
<u>1.4 Purpose</u> .....	2
<b>SECTION 2 DEFINITIONS AND RULES OF INTERPRETATION</b> .....	2
<u>2.1 Definitions</u> .....	2
<u>2.2 Abbreviations</u> .....	7
<u>2.3 Rules of Interpretation</u> .....	7
<b>SECTION 3 ZONING AND HEIGHTS REQUIRING PERMIT, AIRPORT SURFACES, AND PERMIT PROCEDURES</b> .....	8
<u>3.1 Zones and Heights Requiring Airport Height Zoning Permit</u> .....	8
<u>3.2 Airport Height Zoning Permit Application Procedure</u> .....	8
<u>3.3 Pre-Application Conference Procedure</u> .....	9
<u>3.4 Review of Airport Height Zoning Permit Application</u> .....	9
<u>3.5 Airspace Surfaces</u> .....	10
<u>3.6 Objects Affecting Navigable Airspace</u> .....	11
<u>3.7 Supportive Screening Criteria</u> .....	12
<u>3.8 Criteria for Approval or Disapproval of Airport Height Zoning Permit Application</u> .....	12
<u>3.9 Hazard Marking and Lighting</u> .....	14
<u>3.10 Permit Required in Addition to Those Issued by Other Agencies</u> .....	15
<u>3.11 Rules of Interpretation</u> .....	15
<b>SECTION 4 EXISTING NONCONFORMING USE</b> .....	15
<u>4.1 Existing Nonconforming Use</u> .....	16
<u>4.2 Change of Existing Nonconforming Use</u> .....	16
<u>4.3 Continuance of Existing Nonconforming Uses</u> .....	16
<u>4.4 Abandoned or Deteriorated Existing Nonconforming Use</u> .....	16
<b>SECTION 5 ADMINISTRATION, ENFORCEMENT, AND REMEDIES</b> .....	17
<u>5.1 Administration</u> .....	18
<u>5.2 Enforcement</u> .....	18

5.3	<u>Remedies</u> .....	18
<u>SECTION 6 AIRPORT BOARD OF ADJUSTMENT</u> .....		19
6.1	<u>Appointment</u> .....	19
6.2	<u>Administrative Assistance</u> .....	20
6.3	<u>Powers and Duties</u> .....	20
6.4	<u>Appeals</u> .....	20
6.5	<u>Abandoned or Deteriorated Uses</u> .....	21
6.6	<u>Forms</u> .....	21
6.7	<u>Calendar of Appeals</u> .....	21
6.8	<u>Judicial Review</u> .....	22
<u>SECTION 7 AMENDMENT</u> .....		22
<u>SECTION 8 CONFLICT WITH OTHER LAWS OR REGULATIONS</u> .....		22
<u>SECTION 9 SEVERABILITY</u> .....		23
<u>SECTION 10 REPEAL OF CONFLICTING PROVISIONS</u> .....		23
<u>SECTION 11 AMENDMENT OF LAWS</u> .....		23
<u>SECTION 12 EFFECTIVE DATE</u> .....		23
<u>EXHIBIT "A"</u> .....		24

## **SECTION 1**

### **BELLE ISLE ZONING ORDINANCE**

#### **1.1 Title**

These regulations will be known and cited as “Airport Zoning Regulations for the Orlando International Airport” (collectively the “Regulations”).

#### **1.2 Authority**

The City of Belle Isle is a public body corporate having jurisdiction over all public airports within the City of Belle Isle. The City of Belle Isle has the power to prepare, adopt and enforce these regulations pursuant to Chapter 333, Florida Statutes, as amended. These regulations apply to all land within the City of Belle Isle, with exception of the property owned by the Greater Orlando Aviation Authority and operated as a public use general aviation or commercial service airport. The Greater Orlando Aviation Authority is required by Federal Aviation Administration regulations to protect the airspace surfaces being regulated herein and therefore there is not a need for City of Belle Isle review or oversight which would be duplicative.

#### **1.3 Findings**

The City of Belle Isle hereby finds that:

- A. The creation or establishment of an airport obstruction hazardous to the operation of aircraft reduces the navigable airspace available to the region served by the Airport;
- B. It is necessary, in the interest of the public health, public safety, and general welfare, to prevent the creation of airspace hazards and the use of land incompatible with Airport operations;
- C. The prevention of these hazards and incompatible land uses should be accomplished, to the extent legally possible, without compensation; and

- D. Preventing the creation or establishment of hazards and incompatible land uses, as well as the elimination, removal, alteration or mitigation of hazards and incompatible land uses are public purposes for which the City of Belle Isle may raise and expend public funds.

#### **1.4 Purpose**

Based on the findings set forth in section 1, the purposes of these regulations are as follows:

- A. To promote the maximum safety of aircraft using the Airport;
- B. To promote the maximum safety of persons and property located near the Airport;
- C. To promote the full utility of the Airport to ensure the welfare and convenience of the citizens and visitors of City of Belle Isle;
- D. To provide limits on the height of structures and objects of natural growth within the 14 CFR Part 77 surface primary, horizontal, conical, approach and transitional, Terminal Instrument Procedures (“TERPS”) surfaces, and other imaginary airport airspace surfaces (One Engine Inoperative-Obstacle Identification Surfaces as defined in AC 120-91 and ICAO Annex 6 [“OEI”], Threshold Siting Surface [“TSS”]), as defined herein, to ensure proper and sound development of the areas within these surfaces;
- E. To discourage new land uses, activities or construction incompatible with existing and planned airport operations or public health, safety and welfare; and
- F. To provide administrative procedures for the efficient and uniform review of land development proposals in the areas surrounding the Airport.

## **SECTION 2**

### **DEFINITIONS AND RULES OF INTERPRETATION**

#### **2.1 Definitions**

For the purpose of these Regulations, certain words and terms used herein are defined as follows:

- A. Aeronautical Study. A Federal Aviation Administration study, conducted in accordance with the standards of 14 CFR 77, subpart C, and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace.
- B. Aircraft. Any fixed wing, blimp, airship or rotorcraft device capable of atmospheric flight and requiring a paved or turf landing or take-off area.
- C. Airport. Any area of land or water designed and set aside for the landing and taking off of aircraft and utilized or to be utilized in the interest of the public for such purpose which, for the purposes of these Regulations, means Orlando International Airport and Orlando Executive Airport [and any other applicable airport].
- D. Airport Board of Adjustment. The City of Belle Isle Planning and Zoning Board, or such other board appointment by the City of Belle Isle, acting pursuant to the terms and provisions of Chapter 333, Florida Statutes, created to carry out the obligations set forth in section 6 below.
- E. Airport Elevation. The highest point of an Airport's usable landing area measured in feet above mean sea level.
- F. Airport Hazard. An obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.
- G. Airport Hazard Area. Any area of land or water upon which an Airport Hazard might be established.
- H. Airport Height Zone. Any area described herein or shown on the Airport Height Zoning Map indicating the height at which a proposal for development, construction, establishment,

enlargement or substantial alteration or repair of a structure requires an airport height zoning permit.

- I. Airport Height Zoning Map. A map depicting the Airport Height Zones, attached hereto and incorporated herein as Exhibit "A".
- J. Airport Land Use Compatibility Zoning. Airport zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.
- K. Airport Layout Plan or ALP. A set of scaled drawings that provides a graphic representation of the existing and future development plan for the Airport and demonstrates the preservation and continuity of safety, utility, and efficiency of the Airport.
- L. Airport Master Plan. A comprehensive plan of an airport which typically describes current and future plans for airport development designed to support existing and future aviation demand.
- M. Airport Obstruction. Any existing or proposed structure or object of natural growth that exceeds federal obstruction standards as contained in 14 CFR §§ 77.13, 77.15, 77.17, 77.19, 77.21, 77.23 and any other Federal Airspace obstruction related standards such as OEI, TERPS and TSS.
- N. Airspace Surface. Any surface established and described in these Regulations used to evaluate whether an application for an airport height zoning permit or any existing or proposed structure or object of natural growth complies with federal obstruction standards as contained in 14 CFR §§ 77.13, 77.15, 77.17, 77.19, 77.21 and 77.23; terminal instrument procedures as contained in Federal Aviation Administration Order 8260.3C and Order 8260.58A, TERPS, federal regulations for turbine powered aircraft as contained in 14 CFR § 121.189, OEI, and TSS.
- O. Airport Surveillance Radar (or ASR). A radar used for FAA air traffic management.
- P. Airport Zoning Director. The Director of Planning of the City of Belle Isle , or a designee of the City of Belle Isle 's Director of Planning, who shall be responsible for administering and enforcing these Regulations.

- Q. Airspace Hazard. Any structure, object of natural growth or use of land which would exceed federal obstruction standards as contained in 14 CFR §§ 77.13, 77.15, 77.17, 77.19, 77.21 and 77.23, TERPS, OEI, TSS, and which obstructs the airspace required for the flight of aircraft in taking off, maneuvering or landing or is otherwise hazardous to such taking off, maneuvering or landing of aircraft and for which no person has previously obtained a permit pursuant to these regulations.
- R. Authority. [Insert Local Airport Authority and if multiple add additional definition].
- S. Authority Board. The Board of the [Insert Local Airport Authority and if multiple add additional definition].
- T. Authority Planning Director. The Director of Planning of the Authority, or a designee of the Authority's Director of Planning, who shall be an ex-officio member of the Airport Board of Adjustment, shall review all applications submitted to the [Insert Local Government and if multiple enter specificity to differentiate planning directors] under this Ordinance and provide an analysis of same with recommendations for use by the Airport Zoning Director.
- U. Avigation Easement. The right to use the airspace over real property.
- V. City of Belle Isle. The City of Belle Isle, Florida.
- W. County. Orange County.
- X. Educational Facility. Any Structure, land, or use that includes a public or private kindergarten through 12<sup>th</sup> grade school, charter school, magnet school, college campus, or university campus. The term does not include space used for educational purposes within a multitenant building.
- Y. Existing Nonconforming Use. Any structure, object of natural growth, or use of land that does not conform to the provisions of these Regulations or any amendments hereto as of the effective date of such regulation or amendment.



- Z. Federal Aviation Administration (or FAA). A federal agency charged with regulating air commerce to promote its safety, encouraging and developing civil aviation, air traffic control and air navigation and promoting the development of a national system of airports.
- AA. Non-Vertically Guided Instrument Runway. A runway having an existing, published, or planned instrument approach procedure utilizing air navigation facilities with only lateral [horizontal] guidance or area type navigation equipment, for which a straight-in non-vertically guided instrument approach procedure has been approved or planned on a FAA planning document or approved airport layout plan.
- BB. Object of Natural Growth. Any organism of the plant kingdom, including a tree.
- CC. Person. Any individual, firm, co-partnership, corporation, company, association, joint-stock association or body politic, including any trustee, receiver, assignee or other similar representative thereof.
- DD. Vertically Guided Instrument Runway. A runway having an existing, published, or planned instrument approach procedure utilizing air navigation facilities or an Instrument Landing System (“ILS”) with lateral and vertical guidance or area type navigation equipment, for which a straight-in vertically guided instrument approach procedure has been approved or planned, and for which a vertically guided approach is planned or indicated on an FAA planning document or approved airport layout plan.
- EE. Real Property. A lot, parcel, tract of land, or water together with any structure, object of natural growth, or natural feature located thereon.
- FF. Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.
- GG. Runway Protection Zone. Area at the end of a runway designed to enhance the protection of people and property on the ground; the dimensions of which are based on aircraft category and

visibility minimums defined in FAA Advisory Circular 150/5300-13A, Change 1, entitled Airport Design and in accordance with 14 CFR § 151.9(b).

- HH. Structure. Any permanent or temporary object, including but not limited to buildings, antenna, towers, cellular towers, smoke stacks, utility or light poles, overhead transmission lines, advertising signs, billboards, poster panels, fences, construction cranes, derricks, draglines, boom-equipped machinery, balloons, kites, watercraft, retaining walls, and navigation aids including but not limited to VORTAC, LLWAS, ASOS, approach lighting systems and radar facilities, as FAA Navigation Aids are defined in section 3.7(c).
- II. Terminal Instrument Procedures (or TERPS). Criteria for terminal instrument procedures for arriving and departing aircraft as established in FAA Order 8260.3C and Order 8260.58A, entitled United States Standards for Terminal Instrument Procedures, OEI, TSS.

## **2.2 Abbreviations**

For the purpose of these regulations, certain abbreviations will have the following meanings:

- A. AGL. Above ground level.
- B. ALP. Airport layout plan.
- C. AMSL. Above mean sea level.
- D. CFR. Code of Federal Regulations.
- E. FAA. Federal Aviation Administration.
- F. FCC. Federal Communications Commission.
- G. FDOT. Florida Department of Transportation.

## **2.3 Rules of Interpretation**

Unless the natural construction of the wording indicates otherwise, all words used in the present tense include the future tense; all words in the plural number include the singular number; all words in the singular number include the plural number and all words of the masculine gender include correlative

words of the feminine and neuter genders. Any reference herein to a rule, statute, regulation or other legal requirement or form shall also include any modification, amendment, alteration or replacement thereof subsequent to the effective date hereof.

### **SECTION 3**

## **ZONING AND HEIGHTS REQUIRING PERMIT, AIRPORT SURFACES, AND PERMIT PROCEDURES**

#### **3.1 Zones and Heights Requiring Airport Height Zoning Permit**

In order to regulate the height of permanent and temporary structures and objects of natural growth, this section establishes permitting requirements in certain zones based on height. These zones, and the heights established for each zone, provide for the independent review by the City of Belle Isle of the height of land development proposals over which the City of Belle Isle may have jurisdiction to regulate, as well as objects of natural growth. No structure or object of natural growth that would exceed two hundred (200) feet AGL, any federal obstruction standards or the height for the zone in which it is located or proposes to be located may be developed, constructed, established, enlarged, substantially altered or repaired, approved for construction, issued a natural resources permit or building permit, or planted, allowed to grow or be replanted, unless either the Airport Zoning Director has issued an airport height zoning permit in accordance with these regulations. The zones and heights are depicted on the Airport Height Zoning Map, attached hereto and incorporated herein as Exhibit "A".

#### **3.2 Airport Height Zoning Permit Application Procedure**

A request for an airport height zoning permit may be initiated by filing with the Airport Zoning Director a completed application for airport height zoning permit on a form prescribed by the City of Belle Isle including a copy of the Form 7460-1 and/or FAA's online OE/AAA website tool, Notice of Proposed Construction or Alteration filed with the FAA, as required pursuant to 14 CFR §§ 77.5, 77.7, 77.9

and 77.11. An FAA airspace review determination resulting from the submittal of a Notice of Proposed Construction or Alteration does not preclude the requirement to obtain an airport height zoning permit from the City of Belle Isle. An application for an airport height zoning permit must contain a site survey, with an FAA accuracy code of 1A, which certifies the site coordinates and elevations with an accuracy of +/- 20-feet horizontal and +/- 3-feet vertical (all site coordinates must be based on North American Datum of 1983 and National Geodetic Vertical Datum of 1988); site plans; drawings and other data as may be necessary to enable the Airport Zoning Director to determine whether or not the proposal will comply with these Regulations. A separate application for an airport height zoning permit must be submitted for permanent or temporary derricks, draglines, cranes and other boom-equipped machinery to be used during construction or installation at heights greater than the height of proposed structure. Applications for an airport height zoning permit must be signed by the owner or an authorized agent of the owner.

### **3.3 Pre-Application Conference Procedure**

Prior to submittal of any application for an airport height zoning permit, a prospective applicant shall request a pre-application conference with the Airport Zoning Director and may include the Authority Planning Director. The pre-application conference is to advise the applicant of the information needed for submittal and the standards and other requirements so that issues can be identified and costly modifications avoided. Information provided as a result of the conference is for conceptual purposes only, is given solely as a means to assist the applicant, and does not take the place of the formal application review process.

### **3.4 Review of Airport Height Zoning Permit Application**

Before an application for an airport height zoning permit will be considered, the applicant must submit to the Airport Zoning Director a copy of the final airspace review determination by the FAA of the applicant's Notice of Proposed Construction or Alteration. Upon receipt of a completed application and copy of the

final determination, the Airport Zoning Director shall forward same to the Authority Planning Director and to the FDOT Aviation Office, via certified mail return receipt requested or via a delivery service that provides evidence of delivery. FDOT shall have fifteen (15) days to review the application for technical consistency with Chapter 333, Florida Statutes, with said review period running concurrently with the review by the City of Belle Isle and the Authority Planning Director. The Authority Planning Director shall produce an analysis and recommendation as to consistency with these regulations to the Airport Zoning Director. The Airport Zoning Director upon receipt of the application and analysis from the Authority Planning Director will review the application for consistency with the height limits for the airspace surfaces as set forth in this section 3 and the guidelines, procedures and criteria set forth in chapter 6, section 3, part 2 of FAA Order 7400.2k, entitled Procedures for Handling Airspace Matters, as provided in section 3.6 herein. Within a period of twenty-one (21) calendar days from receipt of a completed application, the Authority Planning Director's analysis, and final determination by the FAA, the Airport Zoning Director will either approve or disapprove the application. The Airport Zoning Director may consider an application for an airport height zoning permit concurrently with the development plan approval. An incomplete application will be deemed abandoned one hundred eighty (180) calendar days after filing, unless pursued in good faith. The Airport Zoning Director may grant one extension of one hundred eighty (180) days. The extension must be requested in writing and justifiable cause demonstrated.

### **3.5 Airspace Surfaces**

There are hereby created and established certain airspace imaginary surfaces in order to evaluate whether any existing or proposed structure or object of natural growth complies with federal obstruction standards as contained in 14 CFR §§ 77.13, 77.15, 77.17, 77.19, 77.21 and 77.23 terminal instrument procedures as contained in FAA Order 8260.3C and Order 8260.58A, entitled United States Standards for Terminal Instrument Procedures and federal regulations for turbine powered aircraft as contained in 14

CFR § 121.189. The airspace surfaces are hereby specified for the most restrictive approach existing or planned for each runway and any planned extension of existing runways and include all of the land lying beneath the airspace surface, as applied to each airport. Except as otherwise provided in these regulations, no application for an airport height zoning permit may be approved; no structure may be developed, constructed, established, enlarged, substantially altered or repaired, approved for construction, or issued a natural resources permit or building permit; and no object of natural growth may be planted, allowed to grow or be replanted, in any airspace surface at a height above the height limit established herein for the airspace surface in which the structure or object of natural growth is located or proposed to be located. Such height limits will be computed from mean sea level elevation, unless otherwise specified. The 14 CFR Part 77C (primary, horizontal, conical approach and transitional) airspace surfaces have been analyzed by the [Local Airport Authority] and are illustrated on the map incorporated herein as Exhibit "A" and further defined as illustrated in FAA Order 7400.2k, entitled Procedures for Handling Airspace Matters, and are defined as follows, as applied to MCO and ORL [Insert Additional Airports]. Definitions of 14 CFR Part 77 and the Airspace Surfaces that are illustrated in Exhibit "A" are available at the [Insert Local Airport Authority]'s website.

### **3.6 Objects Affecting Navigable Airspace**

Any existing or proposed structure or object of natural growth that exceeds the standards for identifying and evaluating aeronautical effect as defined in section 3, chapter 6, part 2 of FAA Order 7400.2, entitled Procedures for Handling Airspace Matters, is presumed to be a hazard to air navigation unless an obstruction evaluation study determines otherwise. Any structure or object of natural growth in violation of the aforementioned standard will be evaluated by the FAA and the Airport Zoning Director to determine if the structure has a substantial adverse effect on navigable airspace effecting airport operations. The Airport Zoning Director shall take into account the above presumption in approving or denying an application for an airport height zoning permit.

### **3.7 Supportive Screening Criteria**

A. Antenna Installations. Antenna installations used to transmit over navigable airspace may produce a harmful electromagnetic interference (EMI) with navigation aids or radio communications or aircraft, airport or air traffic control facility. An antenna installation must comply with the permitting requirements of this section unless the antenna is to be co-located on an existing structure and:

1. The antenna does not increase the height of the existing structure;
2. The structure has a current no hazard determination on file with the FAA; and
3. The transmission of the antenna has been coordinated and approved by the Federal Communications Commission (FCC).

B. FAA Navigation Aids. The FAA owns and operates navigation aids at MCO, ORL, [insert additional or applicable airports] and off airport property. These include, but are not limited to, Airport Surveillance Radar (ASR), Terminal Doppler Radar (TDR), Low Level Wind Shear Alert System (LLWAS), Omnidirectional Range Beacon/Tactical Air Navigation System (VORTAC), and Automated Surface Observation System (ASOS). The FAA provides guidance on the required clear areas around navigational aids (“navaid”). Any structure or object of natural growth within the vicinity of an FAA navaid must be evaluated by the FAA for interference with the navaid. If the FAA determines that such proposed structure or object of natural growth will adversely affect the utilization of the navaid, the Airport Zoning Director shall take the determination into account when reviewing the application.

### **3.8 Criteria for Approval or Disapproval of Airport Height Zoning Permit Application**

A. Criteria. In determining whether to issue or deny an Airport Height Zoning Permit, the [Insert Local Government] must consider:

1. The safety of persons on the ground and in the air;

2. The safe and efficient use of navigable airspace;
  3. The nature of the terrain and height of existing structures;
  4. The effect of the construction or alteration of an obstruction on the state licensing standards for a public-use airport contained in Chapter 330, Florida Statutes, and rules adopted thereunder;
  5. The character of existing and planned flight operations and developments at public-use airports;
  6. Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the FAA;
  7. The effect of the construction or alteration of an obstruction on the minimum descent altitude or the decision height at the affected airport; and
  8. The cumulative effect on navigable airspace of all existing obstructions and all known proposed obstructions in the area.
- B. Approval. A permit application for the construction or alteration of an obstruction may not be approved unless the applicant submits documentation showing both compliance with the federal requirement for notification of proposed construction or alteration and a valid aeronautical study, as defined in 14 CFR Part 77. A permit may not be approved solely on the basis that the FAA determined that such proposed structure or object of natural growth will not exceed federal obstruction standards and was not an airport hazard, as contained in 14 CFR Part 77, or any other federal aviation regulation(s). Upon consideration of the above requirements, as set forth in Section 333.025, Florida Statutes, and if the FAA has issued a determination that the proposed structure will not constitute an airspace hazard and the applicant has established by clear and convincing evidence provided to the Airport Zoning Director that the proposed structure or object of natural growth will not exceed the height limits established for the airspace surfaces as set



forth in section 3.5 and the standards referenced in sections 3.6 and 3.7, and will not otherwise constitute an airspace hazard, the Airport Zoning Director may approve an application for an airport height zoning permit. In the event of approval, the permit will be issued within fourteen (14) business days. No airport zoning height permit will be issued after the expiration date indicated on the FAA's final determination. Each airport height zoning permit will specify an expiration date as a condition. Development authorized by the permit must commence prior to the permit's expiration date and must continue without interruption in good faith until development is complete; otherwise it shall lapse. After a permit has been issued, no change, modification, alteration or deviation may be made from the terms or conditions of the permit without first obtaining a modification of the permit. A modification may be applied for in the same manner as the original permit.

- C. Disapproval. The Airport Zoning Director will not approve an application for an airport height zoning permit if the FAA has issued a determination that the proposed structure would constitute an airspace hazard or the Airport Zoning Director has determined that the proposed structure or object of natural growth would exceed the height limits established for the airspace surfaces as set forth in section 3.5 or the standards referenced in sections 3.6, 3.7 or otherwise would constitute an airspace hazard. Any decision of the Airport Zoning Director disapproving an airport height zoning permit application may be appealed as prescribed in section 6.4 herein.

### **3.9 Hazard Marking and Lighting**

If a structure or object of natural growth meets the specifications set forth in Advisory Circular 70-7460-1L, Change 1 or otherwise as recommended by the FAA, the Airport Zoning Director shall require, as a condition of approval of an application for an airport height zoning permit, the applicant to install prior to the issuance of a certificate of occupancy, and to operate and maintain, at the applicant's own expense, such marking and/or lighting on the permitted structure as may be necessary to indicate to aircraft pilots

the presence of the structure or object of natural growth. Such marking and lighting must conform to the specific standards in FAA Advisory Circular 70-7460-1L, Change 1, entitled Obstruction Marking and Lighting and Section 14-60.009, Florida Administrative Code.

### **3.10 Permit Required in Addition to Those Issued by Other Agencies**

A permit required by these regulations is in addition to any other building, zoning, environmental or occupancy permits required by any other governmental agency or jurisdiction. Pursuant to Section 125.022, Florida Statutes, issuance of a airport height zoning permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

### **3.11 Rules of Interpretation**

An area located in more than one of the described airport height zones or airspace surfaces must comply with the most restrictive height limit or surface. In the event a conflict arises between an Airspace Surface and the regulations as set forth in 14 CFR §§ 77.13, 77.15, 77.17, 77.19, 77.21 and 77.23; terminal instrument procedures as contained in FAA Order 8260.3c and Order 8260.58A entitled United States Standards for Terminal Instrument Procedures and federal regulations for turbine powered aircraft as contained in 14 CFR § 121.189, the most restrictive regulation will prevail, and any other FAA Advisory Circulars or guidelines relating to airspace.

## **SECTION 4**

### **EXISTING NONCONFORMING USE**

#### **4.1 Existing Nonconforming Use**

Any structure, object of natural growth, or use of land existing on the effective date of these regulations, which exceeds any height limit established herein or otherwise fails to comply with any provision of these regulations, is hereby declared to be an existing nonconforming use and in violation of these regulations.

#### **4.2 Change of Existing Nonconforming Use**

No existing nonconforming use may be enlarged, increased in height, expanded, replaced, substantially altered or repaired at a cost which exceeds fifty percent (50%) of the value of the existing nonconforming use, rebuilt, or allowed to grow higher or to be replanted, unless the Airport Zoning Director has issued an airport height zoning permit in conformance with these regulations.

#### **4.3 Continuance of Existing Nonconforming Uses**

- A. Existing Nonconforming Uses. Except as provided in sections 4.2 or 4.4 herein, nothing in these regulations will be construed to require removal, lowering, alteration, sound conditioning or other change to or interference with a nonconforming use in existence before the effective date of these Regulations. That continuation of any existing nonconforming use will be governed by the City of Belle Isle airport zoning regulations in effect on the date of the creation of the existing nonconforming use, except as provided in sections 4.2 or 4.4 herein.
- B. Existing Nonconforming Educational Facilities. Except as provided in sections 4.4 herein, nothing in these Regulations will be construed to require removal, alteration, sound conditioning, or other change to or interference with the continued use, modification, or adjacent expansion of any educational facility in existence on or before July 1, 1993, or be construed to prohibit the construction of any new educational facility for which a site has been determined as provided in former Section 235.19, Florida Statutes as of July 1, 1993.

#### **4.4 Abandoned or Deteriorated Existing Nonconforming Use**

- A. Declaration of Abandoned or Deteriorated Existing Nonconforming Use. In the event the Airport Zoning Director determines an existing nonconforming use is abandoned or more than eighty percent (80%) torn down, destroyed, deteriorated, or decayed, no permit will be issued that would allow such existing nonconforming use to exceed the applicable height limit or otherwise deviate from these regulations; and whether application is made for a permit under these regulations or not, the Airport Zoning Director may petition the Airport Board of Adjustment, upon due notice to the owner of the existing nonconforming use or the owner of the real property on which it is located, to compel the owner to lower, remove, reconstruct, equip, or otherwise alter the abandoned, destroyed, deteriorated, or decayed nonconforming use as may be necessary to conform to these regulations. Upon receipt of such petition, the Airport Board of Adjustment will conduct a public hearing pursuant to these regulations after due notice to the owner. If, after a public hearing, the Airport Board of Adjustment determines the existing nonconforming use to be abandoned, or more than eighty percent (80%) torn down, destroyed, deteriorated, or decayed, the Airport Board of Adjustment may compel the owner, at the owner's own expense to lower, remove, reconstruct, equip, or otherwise alter the existing nonconforming use as may be necessary to conform to these regulations.
- B. Failure to Remove Abandoned or Deteriorated Existing Nonconforming Use. If the owner neglects or refuses to comply with such order within thirty (30) calendar days after notice thereof, the City of Belle Isle may proceed to lower, remove, reconstruct, equip, or otherwise alter the structure or use and assess the cost and expense thereof on the structure or the real property whereon it is or was located.

## SECTION 5

### ADMINISTRATION, ENFORCEMENT, AND REMEDIES

## **5.1 Administration**

The provisions of these regulations will be interpreted, administered, and enforced by the Airport Zoning Director, with input provided by the Authority Planning Director or other experts from the Authority. The duties of the Airport Zoning Director shall include that of hearing and deciding all permits and all other matters under these regulations except any of the duties or powers herein delegated to the Airport Board of Adjustment. The Airport Zoning Director shall coordinate the administration of these regulations with the Authority Planning Director and appropriate departments of the Authority, the FAA, the City of Belle Isle and the FDOT.

## **5.2 Enforcement**

In the event of a violation of these regulations or an order, ruling, or permit issued hereunder, the Airport Zoning Director shall request that the Code Enforcement Manager provide a citation in writing to the owner of the real property on which the violation is located. Such notice will indicate the nature of the violation and order the owner to lower, remove, reconstruct, equip, or otherwise alter the structure or object of natural growth in order to correct or abate the violation within a period of time set forth in the citation.

## **5.3 Remedies**

- A. Penalty. Each violation of a regulation, order, ruling, or permit issued hereunder cited by the Airport Zoning Director constitutes a misdemeanor of the second degree punishable as provided in Florida Statutes. Each day a violation continues to exist will constitute a separate offense. Any person who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of these regulations, an order, ruling, or permit issued hereunder, upon conviction in the county court, will be fined not more than five hundred dollars (\$500.00) for each offense, or by imprisonment in the county jail for not more than sixty (60) days, or by both fine and imprisonment.

- B. Judicial Relief. In addition to the provisions of section 5.3(A), the General Counsel of the [Insert Local Government] is hereby authorized to institute in any court of competent jurisdiction an action on behalf of the City of Belle Isle to prevent, restrain, correct, or abate any violation of these regulations, or of any order or ruling made in connection with the administration or enforcement of these regulations, and request that the court adjudge to the City of Belle Isle such relief, by way of injunction or otherwise, which may be mandatory or otherwise, as may be proper under all the facts and circumstances of the case in order to fully effectuate the purposes of these Regulations and any order or ruling made pursuant thereto.
- C. Cumulative Penalties. The remedies provided in this section are cumulative in nature such that seeking civil penalty pursuant to section 5.3(A) does not preclude the City of Belle Isle from seeking alternative relief, including an order for abatement or injunctive relief pursuant to section 5.3(B), in the same or separate action.

## SECTION 6

### AIRPORT BOARD OF ADJUSTMENT

#### 6.1 Appointment

The City of Belle Isle Planning and Zoning Board will serve as the Airport Board of Adjustment within the jurisdictional limits of the City of Belle Isle. The Authority Planning Director, or his designee, shall serve as an ex-officio, non-voting member and shall provide an analysis of each appeal along with a recommendation on behalf of the Authority. The Airport Board of Adjustment will have and exercise all the powers permitted by the provisions of Chapter 333, Florida Statutes, this section and all other laws governing its activities and procedures. City of Belle Isle Council may establish such rules of procedure or other processes to assist the Airport Board of Adjustment in carrying out its obligation hereunder,

including but not limited to the creation of an appropriately qualified Hearing Officer or Hearing Master to receive and analyze the submission of evidence and to provide a report on same to the Airport Board of Adjustment. Such Hearing Officer or Hearing Master may be appropriately compensated, if permitted by applicable law. Such process may result in limitations on the public hearing process before the Airport Board of Adjustment, but only if the Hearing Officer or Hearing Master process has a full and open public hearing in taking evidence and testimony to be used in determining its recommendations to the Airport Board of Adjustment.

## **6.2 Administrative Assistance**

The Airport Zoning Director and the Authority Planning Director will provide such technical, administrative, and clerical assistance as is required by the Airport Board of Adjustment to carry out its function under these regulations.

## **6.3 Powers and Duties**

The Airport Board of Adjustment will have the following powers and duties:

- A. Appeals. To hear and decide appeals from any order, requirement, decision, or determination made by the Airport Zoning Director in the application or enforcement of these Regulations.
- B. Abandoned or Deteriorated Uses. To hear and decide petitions to declare an existing nonconforming use abandoned or more than eighty percent (80%) torn down, destroyed, deteriorated, or decayed.

## **6.4 Appeals**

Any applicant, land owner, or other lawful participant in such proceeding, who is affected by any decision of the Airport Zoning Director made in the administration of these regulations, or any governing body of a political subdivision, which is of the opinion that a decision of the Airport Zoning Director is an improper application of these Regulations, may appeal to the Airport Board of Adjustment. Such appeals must be filed no later than ten (10) calendar days after the date of notification of the decision appealed from by

filing with the Airport Zoning Director a notice of appeal specifying the grounds therefor. The Airport Zoning Director will transmit to the Airport Board of Adjustment copies of the record of the action appealed. An appeal stays all proceedings in furtherance of the action appealed from, unless the Airport Zoning Director certifies to the Airport Board of Adjustment after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would result in imminent peril to life and property. In such case, proceedings will not be stayed other than by order by the Airport Board of Adjustment or by a court of competent jurisdiction, or notice to the Airport Zoning Director, and on due cause shown.

#### **6.5 Abandoned or Deteriorated Uses**

Upon petition by the Airport Zoning Director, or upon its own motion, the Airport Board of Adjustment may review any existing nonconforming use to determine if it is abandoned or more than eighty percent (80%) torn down, destroyed, deteriorated or decayed. Upon declaring an existing nonconforming use abandoned or more than eighty percent (80%) torn down, destroyed, deteriorated, or decayed, the Airport Board of Adjustment will proceed in accordance with the provisions set forth in section 4.4 of these regulations.

#### **6.6 Forms**

Appeals and petitions will be made on forms provided by the City of Belle Isle therefor, and all information required on said forms must be provided by the appellant or petitioner. Forms will be filed with the Airport Zoning Director, and the appellant or petitioner must pay for expenses incidental to the appeal or petition. No form will be accepted unless it contains all pertinent information and is accompanied by any required fee.

#### **6.7 Calendar of Appeals**

Appeals and petitions filed in proper form will be numbered serially, docketed and placed upon the calendar of the Airport Board of Adjustment. The calendar of appeals or petitions to be heard will be



posted conspicuously on the City of Belle Isle’s notice board at 1600 Nela Avenue, Belle Isle, Florida, 32809, fifteen (15) calendar days before such hearing date.

**6.8 Judicial Review**

Judicial review of any decision of the Airport Board of Adjustment will be in the manner provided by Section 333.11, Florida Statutes.

**SECTION 7  
AMENDMENT**

These regulations, including the Airport Height Zoning Map, may be amended by the City of Belle Isle on its own motion, so long as said amendment is in conformance with the Interlocal Agreement and Chapter 333, Florida Statutes. Before adopting an amendment to these regulations, the City of Belle Isle will give public notice and hold a public hearing as provided by Section 333.05, Florida Statutes.

**SECTION 8  
CONFLICT WITH OTHER LAWS OR REGULATIONS**

In the event of conflict between these regulations and any other laws and regulations applicable to the same area, whether the conflict be with respect to the height of the structures or objects of natural growth, the use of land or any other matter, and whether such laws or regulations were adopted by the City of Belle Isle or by some other political subdivision, the more stringent limitation or requirement will govern and prevail.

**SECTION 9**

**SEVERABILITY**

If any section, clause, provision or portion of these regulations is held to be invalid or unconstitutional by any court of competent jurisdiction, said holding will not affect any other section, clause or portion of these regulations which is not itself declared by a court of competent jurisdiction to be invalid or unconstitutional.

**SECTION 10**

**REPEAL OF CONFLICTING PROVISIONS**

All previous ordinances, resolutions or motions of the City of Belle Isle which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except as provided herein.

**SECTION 11**

**AMENDMENT OF LAWS**

All laws, ordinances, rules, regulations, advisory circulars or orders referenced in these regulations will include any applicable amendments thereto.

**SECTION 12**

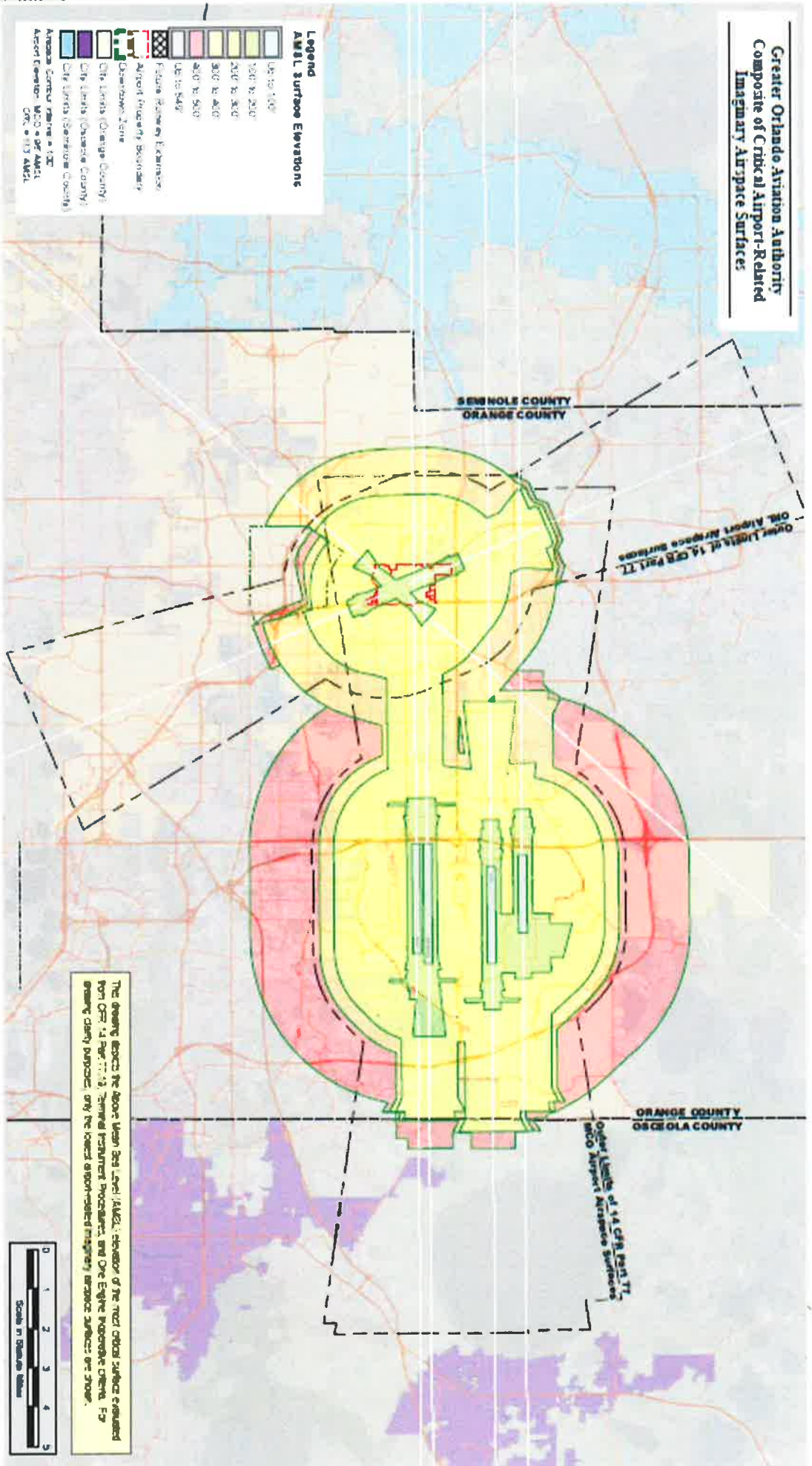
**EFFECTIVE DATE**

These Airport Zoning Regulations will take effect and be enforced from and after this \_\_\_ day of \_\_\_, 2017.

**EXHIBIT "A"**

**EXHIBIT "A"**  
**The "Airports"**

Greater Orlando Aviation Authority  
 Composite of Critical Airport-Related  
 Imaginary Airspace Surfaces



Legend  
 AVELL Surface Elevations

Up to 100'	100' to 200'	200' to 300'	300' to 400'	400' to 500'	Up to 540'
Future Runway Extension	Airport Property Boundary	Overlaid Zone	City Limits (Orange County)	City Limits (Osceola County)	City Limits (Seminole County)
Average Center Height of 14 CFR Airport Elevation: MCO = 27 AVELL, ORL = 113 AVELL					

- NOTE:**
1. See Sheets 1 and 2 of this report for MCO and ORL airspace surfaces: terminal, taxiway, etc.
  2. The Composite Map is provided for informational and conceptual planning purposes only and does not represent actual terrain data nor should it be used in the development of an FAA Form 7400-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or timeliness of the data presented in this map, nor does it warrant, represent, certify, approve, or otherwise endorse any use of the data other than that intended for informational purposes only.
  3. Surface elevations are referenced in feet above Mean Sea Level (AMSL) - NAVD83.

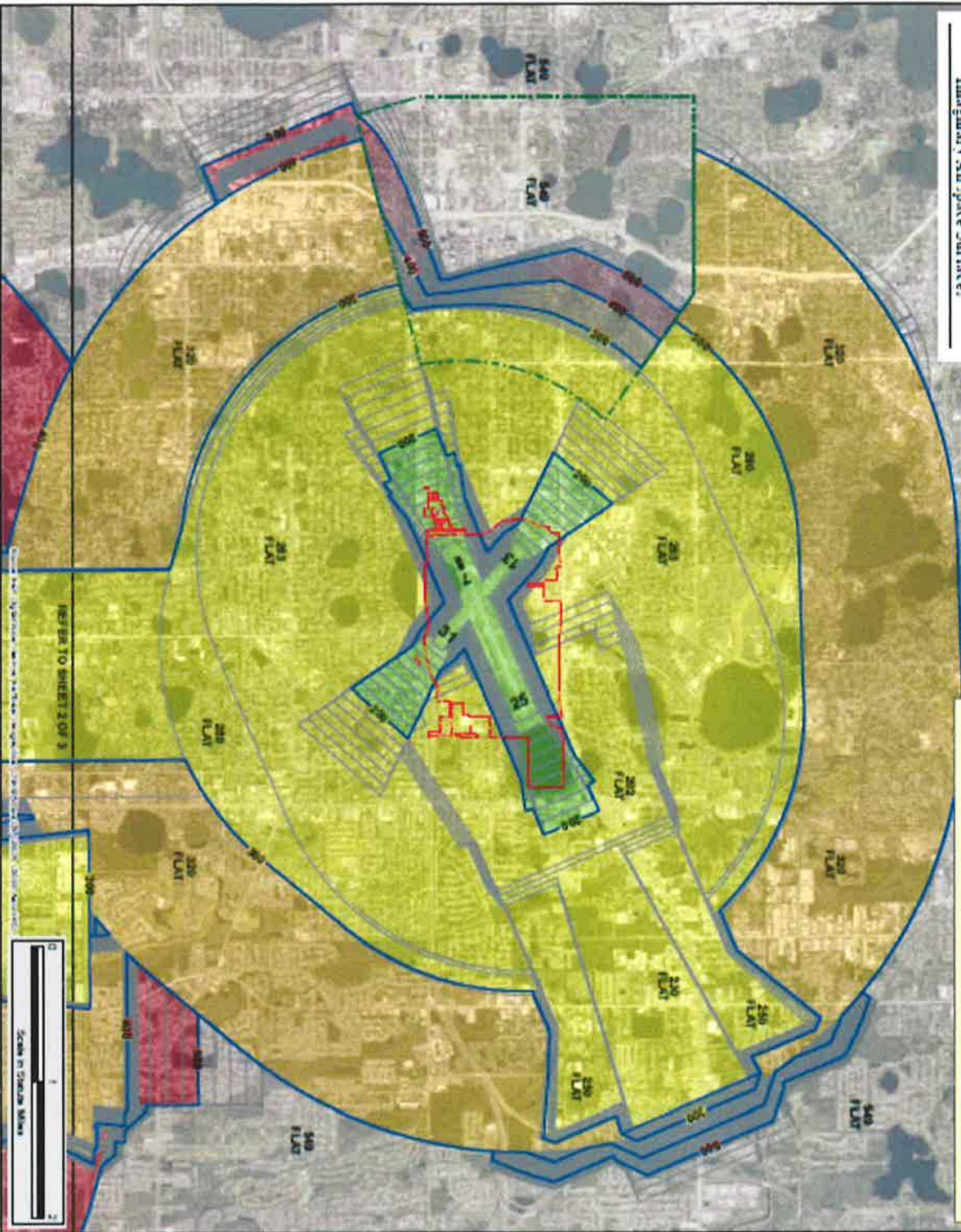
4. The Composite Map does not replace the FAA's 7400-1 release process. See the FAA's website for the current status of the release process. The FAA's 7400-1 release process is the only way to ensure that the public will be made aware of the FAA's 7400-1 release process. The FAA's 7400-1 release process is the only way to ensure that the public will be made aware of the FAA's 7400-1 release process. The FAA's 7400-1 release process is the only way to ensure that the public will be made aware of the FAA's 7400-1 release process.
5. The map should be used in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between Jacksonville International Airport (JIA) and MCO. The map should be used in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between Jacksonville International Airport (JIA) and MCO. The map should be used in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between Jacksonville International Airport (JIA) and MCO.

The drawing depicts the above when Sea Level (AMSL) elevation of the most critical surface emanated from ORL. The drawing is provided for informational purposes only and does not represent actual terrain data nor should it be used in the development of an FAA Form 7400-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or timeliness of the data presented in this map, nor does it warrant, represent, certify, approve, or otherwise endorse any use of the data other than that intended for informational purposes only.





The drawing shows the Above Water Sea Level (AWSL) elevation of the most critical surface required from OIA Part 77.9, Terminal Environment Procedures, and One Engine Holdover Criteria, E7, showing clearly proposed, any, the lowest ground-cleared imaginary surface surfaces are shown.



REFER TO SHEET 2 OF 3



**Legend**  
 AMSL Surface Elevations

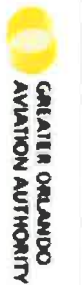
Up to 100'	Future Runway Extension
100' to 300'	ORL Property Boundary
300' to 300'	Downtown Zone
300' to 400'	Airport Control Island at 10' & 100'
400' to 500'	Airport Control at 10' & 100'
Up to 545'	Airport Control at 10' & 100'

**Notes:**

- The Composite Map is provided for informational and conceptual planning purposes only and does not represent final survey data to be used in the development of a FAA Form 1400-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or information of any field, ground or model (GEM) or 2D/3D air traffic control boundaries, instrument, electronic, visual, obstacle, or other infrastructure affecting IFR operations.
- The Composite Map does not replace the FAA's 1400-1 survey process. Users must consult the FAA's 1400-1 survey process on the field book for structure that the process will be restricted to the field and ground. GOAA reserves the right to re-evaluate, review and seek modifications to projects that may be inconsistent with the Composite Map and that through the FAA's 1400-1 process are found to have unexpected impacts to MCO or OIA Airport safety or efficiency.
- Surface elevations are referenced in feet Above Water Sea Level (AWSL) (NAVD88).
- The road data to be utilized in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between Jacksonville, Duval County, and MCO are not to be applied as required by Chapter 123, Florida Statutes. The GOAA will provide said road data in a GIS layer for use by each involved jurisdiction which at a later date will be used to determine the exact height with each zone.

**COMPOSITE MAP PARAMETERS**

SURFACE TYPES	RUNWAYS
CIRCLIFIELD	ALL RUNWAYS
RTI STRIP DISCONTINUES	ALL RUNWAYS
LS APPROACH	7, 26
LOCALIZER APPROACH	7, 26
LVAV APPROACH	7, 26
LVAV APPROACH	7, 26
VERTICAL STRAIGHTENING	ALL RUNWAYS
LVAV APPROACH	7, 26



GREATHER ORLANDO  
 AVIATION AUTHORITY