
NOTICE OF PUBLIC MEETING
March 26, 2019- 6:30 PM

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

1. Call to Order, Confirmation of Quorum and Pledge to the Flag
2. Approval of the February 26, 2019 minutes
3. **PUBLIC HEARING CASE #2018-08-057** (CONTINUED FROM JANUARY 22, 2019) - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
4. **PUBLIC HEARING CASE #2018-08-062** (CONTINUED FROM JANUARY 22, 2019) - 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 applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
5. **Discussion on Land Development Code Changes**
 - Site infrastructure for development within the same zoning classification or higher intensity; and
 - Fences, walls, and perimeter buffering
6. Adjournment

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
February 26, 2019 – 6:30 pm

Dan Langley City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Tuesday, February 26, 2019, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Vice Chairman Woods, Board member Lane, Board Member Cheezum, Board member Holihan, Board member Jervis. Also present was Attorney Dan Langley, City Manager Francis, City Planner April Fisher and City Clerk Yolanda Quiceno.

Absent was Board member Shenefelt.

1. CALL TO ORDER

Chairman Fouraker called the meeting to order at 6:30 pm and opened with the Pledge of Allegiance.

Chairman Fouraker announced that Board member Shenefelt would not be able to attend and requested a motion for an excused absence.

Board member Lane motioned the approved absence for Board member Shenefelt.

Board member Cheezum seconded the motion, which passed 6:0.

2. APPROVAL OF MINUTES

a. Approval of the January 22, 2019 minutes

Board member Jervis motioned to approve the minutes as presented.

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

3. Public Hearing Case #2019-01-034- Pursuant to Belle Isle Code Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a 24-foot long by 4 feet high white vinyl fence in the front yard of a residential property to protect the drain field and to place a 57-foot long white vinyl fence down one side of the front yard (24 feet by 6 feet high and 35 feet by 4 feet high), submitted by applicant Darren West, located at 2218 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-8856-05-640.

Chairman Fouraker read by title.

Darren West applicant residing at 2218 Hoffner Avenue gave a brief overview of his request. He said when the fence was built late last year he was not aware of the permitting requirements. He said the previous owners had placed a paver driveway on top of the drain field causing it to be damaged. Because the driveway is only 50 feet wide with a small 5ft wide concrete wall in the front, random people drive on top of his drain field and have caused it to be unserviceable. He has replaced the drain field and had to remove the pavers and move the u-shape driveway to one side. Also, he placed a hedge to discourage people from driving on his drain field. The fence is consistent with the existing surrounding fence. The fence between the two houses runs down the existing property line and obscures the view of the existing communication wall.

Board member Holihan asked if the fence on the side of the house, going up to the back of the curb be allowed where it currently is. April Fisher said the fence entering into the front yard plain is subject to the variance and does not seem to block any line of sight. Vice Chairman Woods said coming from the east the fence is not very visible and does not block any line of sight from that direction.

Vice Chairman noted that currently the new drain field is covered with grass. He further made mention to the applicant's presentation of adding additional pavers in various areas on the property. Mr. Woods said the impervious surface ratio for a residential property is 35% and the property is already at 35.89%. Mr. Woods said if the applicant is looking to add additional pavers he will need to create a retention pond to compensate for the required ratio.

April Fisher noted that the applicant is diminishing the amount of impervious surface by removing the pavers that were on the drain field. The Board discussed impervious surface materials. April Fisher said the Board might want to look at the imperious ratio and materials during code revisions because the code is a bit antiquated.

There being no further questions for the applicant, Chairman Fouraker opened for public comment. There being none he closed the public comment and opened for Board discussion.

Chairman Fouraker read an email, for the record, from Nancy Rodgers residing at 2209 Hoffner Avenue in favor of the variance request. Mr. Fouraker said he spoke with Ms. Rogers and discussed previously after the fact permits issues the Board has received in the past.

Chairman Fouraker stated that the Board should consider taking a tougher stance with after the fact permit fees and shared his concerns with the hodgepodge fencing on Hoffner. April Fisher said there is no availability to impose a different penalty or fee than what is in the adopted fee schedule because it is established by ordinance by the City Council.

Attorney Langley said in granting a variance the Board could place a condition however it must address mitigating the impact/harm of the variance. The Board has to be careful to not "pay to play." Attorney Langley does not recommend placing a condition to impose a fine because it is not within the scope of the variance. The P&Z Board does not have the jurisdiction to impose fines. The Code Enforcement Board could have levied a fine of \$250-\$500 a day if this matter had been issued through the Code Enforcement process. Discussion ensued.

After discussion, the Board discussed reoccurring variances and changes to the Land Development Code.

Mr. Francis said after-the-fact fees are different depending on the type of offense that was committed. A cease work order will be placed on the property once these fees are imposed until the proper permits can be obtained. After review, if the violation is not allowed the applicant will have to remove any work completed.

Board member Holihan moved the criteria of Chapter 42, Article III, Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a 24-foot long by 4 feet high white vinyl fence in the front yard of a residential property to protect the drain field and to place a 57-foot long white vinyl fence down one side of the front yard (24 feet by 6 feet high and 35 feet by 4 feet high), submitted by applicant Darren West, located at 2218 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-8856-05-640.

Board member Jervis seconded the motion, which passed 6:0.

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

4. Public Hearing Case #2018-08-057 (CONTINUED FROM JANUARY 22, 2019) - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
5. Public Hearing Case #2018-08-062 (CONTINUED FROM JANUARY 22, 2019) - 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 APPLICANT Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

April Fisher said the applicant and property owner for 1853 McCoy Road has submitted for a continuance for Public Hearing Case #2018-08-057 and 2018-08-062 for a date certain of March 26, 2019. April Fisher asked for Board action to approve the continuance.

Vice Chairman Woods moved Public Hearing Case 2018-08-057 and Public Hearing Case 2018-08-062 which were continued to February 26th be continued to a date certain of March 26, 2019.

Board member Holihan seconded the motion, which passed 6:0.

OTHER BUSINESS

Board member Holihan asked how the Board can start the process for discussion on Land Development changes.

April Fisher said the Board knows of specific issues that have come forward and can tackle those first. Mr. Francis said the Board could schedule a workshop and bring forward the prioritized list of changes to Council for consideration.

Vice Chairman Woods suggested that the Board individually come up with a punch list and submit for discussion at the following P&Z Board meeting. Under Section 42-33(3)(b) it states that the Board establishes code and is advisory to the Council. He recommends that the Board present the issues with an explanation to the Council to ensure that they understand the motivation for the recommendations.

Attorney Langley clarified that the Boards function is to make changes to the land development code and do not need Council permission to start a discussion. However, he recommends that the Board make certain recommendations for Council consideration and direction to staff. Discussion ensued on the process.

Chairman Fouraker shared his concerns with the disconnect between the Board and the City Council. He said he would like to approach the land development changes with a dialogue with Council before committing to scheduling Board workshops. Mr. Francis suggested having a joint meeting with the Council and the Board before moving forward with a review of the land development code to ensure everyone is moving in the same direction.

April said the code allows for Council to employ experts for the Board. In her capacity as a consultant would she be able to provide items to the Board to consider for the workshop. Mr. Francis said yes, however, he clarified that staff direction comes from City Council.

After discussion, Board consensus was to close the March meeting to new applications and add land development code changes for discussion. The Board discussed possible items for discussion,

- Excluding commercial drainage in any of the R's (R-1-A, AA, AAA) – All infrastructure in a particular use be supported in the same zoning classification
- Elevation - artificially raising the height of the land (berm)
- Fence, walls and perimeter buffering - maximum height of a fence off the ground, and fence type (corrugated, decorative aluminum, metal fencing) and Hoffner overlay standards

- Boat docks issues
- Minimum lot split width, measurement of flag lots and overlays districts
- Definition of extended stay in a hotel

Vice Chairman Woods moved to close the March meeting to any new applications to allow for a workshop discussion. Board member Holihan seconded the motion, which passed 6:0.

Board member Lane moved for discussion on potential Land Development Code changes involving two items:

- 1. Site infrastructure for development within the same zoning classification or higher intensity; and**
- 2. Fences, walls, and perimeter buffering**

Board member Holihan seconded the motion, which passed 6:0.

Chairman Fouraker welcomed and recognized Mayor Lydia Pisano. Mayor Pisano thanked the Board for all their hard work and volunteerism.

ADJOURNED

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 8:05 pm.

Yolanda Quiceno
City Clerk, CMC

NOTICE OF PUBLIC MEETING

MARCH 26, 2019 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 3

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 26, 2019

PUBLIC HEARING CASE #2018-08-057 (CONTINUED FROM JANUARY 22, 2019) - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** this request for a variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Section 50-73, having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* **having NOT been met;** *[may be used in addition to above or alone]* **TO DENY** this request for a variance to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012..

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

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

PO BOX 530489
DEBARY, FL 32753-0489



OFFICE 386-789-1700

FAX 386-789-0796

www.davesfenceinc.com



INSTALLATION AND REPAIRS ON ALL TYPES OF FENCING

Proposal Submitted to : CAPITAL LODGING LLC Job Name: SAME Date: 3/6/2019

Street: 1853 MCCOY RD Job Location: SAME

City, State, and Zip: ORLANDO, FL, 32809 Contact: JUAN FERNANDEZ

Home Phone: 407-851-1113 Bus. Phone: Cell: Fax:

We Hereby Submit Specifications and Estimate For:

FURNISH AND INSTALL APPROXIMATELY 287' OF 5' HIGH ORNAMENTAL ALUMINUM FENCE.

FURNISH AND INSTALL APPROXIMATELY 47' OF 3' HIGH ORNAMENTAL ALUMINUM FENCE.

ALL POST SET WITH CONCRETE, ALL MATERIAL TO BE HIGH QUALITY POWDER COATED.

****NO SUB CONTRACTORS USED.****

PVC Vinyl	Aluminum PWD. COATED	Wood	Chain Link
Style	Style 203	Style	Gal Black Green
Height	Height 3' & 5'	Height	Height
Color	Color BLACK	Picks	Resid LghtCom Comm
Post	Grade COMMERCIAL	Runners	Terminals
Caps	Caps STANDARD	Post	Line Post
Walk Gate	Walk Gate N/A	Gate Post	Top Rail
Double Gate	Double Gate N/A	Walk Gate	Fabric
Gate	Picket Spacing: 4 INCHES	Gate	Bottom T-wire

Please Read: Wood fence has a 20 year manufacturer warranty against rot, decay, and termites. Warranty does not cover warping, splitting or cracking of any portion of the wood fence. Dave's fence recommends applying a water proofing sealant to help reduce cosmetic flaws in wood products.

Walk Gate
Double Gate
Gate
Locate #

GENERAL INSTALLATION INFORMATION

Permit- DAVES	Clearing CUSTOMER	Cust Initial Drawing YES
Survey CUSTOMER TO PROVIDE	Take Down N/A	Grade Changes YES
Cross St VISTA OAK DR	Haul Away N/A	Severity MINOR
HOA Approval- N/A	Irrigation System YES	Location of Grade BACK
N.O.C. DAVES	Dog N Size	Fence Straight on top WHERE POSSIBLE
		Fence Contour to ground YES

Requested Installation Date:

All material is guaranteed to be specified. All work to be completed in substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All materials remain the property of Dave's Fence until contract is paid in full. Right of access and removal is hereby granted in the event of non payment as agreed. Not responsible for damage to underground lines that cannot be located.

Installation Date

Base Price	\$9955 - DISC. OF \$1335= \$8620
Permit +	\$200
N.O.C +	\$35
Total Price =	\$8,855

According to Florida's construction Lien Law (sections 713.001-713.37, Florida statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contract in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "notice to owner." Florida's construction lien law is complex and it is recommended that, whenever a specific problem arises, you consult an attorney

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

SIGNATURE _____ Date: _____
SIGNATURE _____ Date: _____

Retainer

Balance due upon completion:

Once proposal is accepted by Dave's Fence the proposal becomes a binding contract and is not subject to cancellation

This proposal may be withdrawn by Dave's Fence if not accepted within 20 days.

Company Representative:

JOEY (386) 898 - 1867
joeym.davesfence@gmail.com

Epicom, Inc

P.O. Box 14261

St. Petersburg, FL 33733

(727) 215-3681

Email: epicom.com@hotmail.com

Proposal

Date	Estimate #
2/18/2019	644

Name / Address
Days Inn & Suites Orlando Airport 1853 McCoy Rd Orlando, FL 32809

Description	Qty	Rate	Total
16 Channel Hybix Hybrid AHD DVR with 4 teribite hard drive	1	895.00	895.00
16 Out 12DC 16 Amp Power Box	1	398.00	398.00
16 Cameras 1080p AHD Cameras installed with Siamese Cable terminated on either end with BNC Connector, and power ends.	16	300.00	4,800.00
Router needed to get DVR online for VIEwing on Cell Phones and PC off premise	1	69.00	69.00
Materials need: Conduit: Schedule 40, 3/4 inch 10 ft pipes, couplers, T's and Junction boxes for each camera to protect the ends in out door enviornment. Will be added to final Invoice depending on how many Out Door cameras needed. Sold at Epicoms cost. Receipts to be provided upon completion on Final Invoice.		0.00	0.00
Sales Tax		431.34	431.34
Labor to program rounter and set up on GM, Owners phones or laptops	1	75.00	75.00
We will Require a Deposit of \$3500.00 to begin installation up front to begin install and Balance plus materials to be paid upon completion.			
For the Second DVR for the other part of the hotel will be the same price and an internet signal will needed to be added to the part of the hotel to be seperated. I can use the Guest internet signal for the second set up if you do not wish to set up on a seperate signal to the Suites building. We can discuss this later.			
Just so you know I am already giving you a Discount as the Holiday Inn in Lake Buena Vista is Paying us \$8,000.00 plus tax to install and wire the new hotel for Cameras.			
We appreciate the Opportunity to work with you!		Total	\$6,668.34

PARKING DEMAND STUDY

DAYS INN @ 1853 McCOY ROAD
CITY OF BELLE ISLE, FLORIDA



Prepared for:

Go Construction Services
P.O. Box 621874
Orlando FL 32862

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

March 2019

TPD № 5165

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Days Inn @ 1853 McCoy Road
LOCATION: City of Belle Isle, Florida
CLIENT: Go Construction Services

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Derwish
P.E. No.: 20400
DATE: March 6, 2019
SIGNATURE:



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INTRODUCTION

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed project to support a parking ratio variance request.

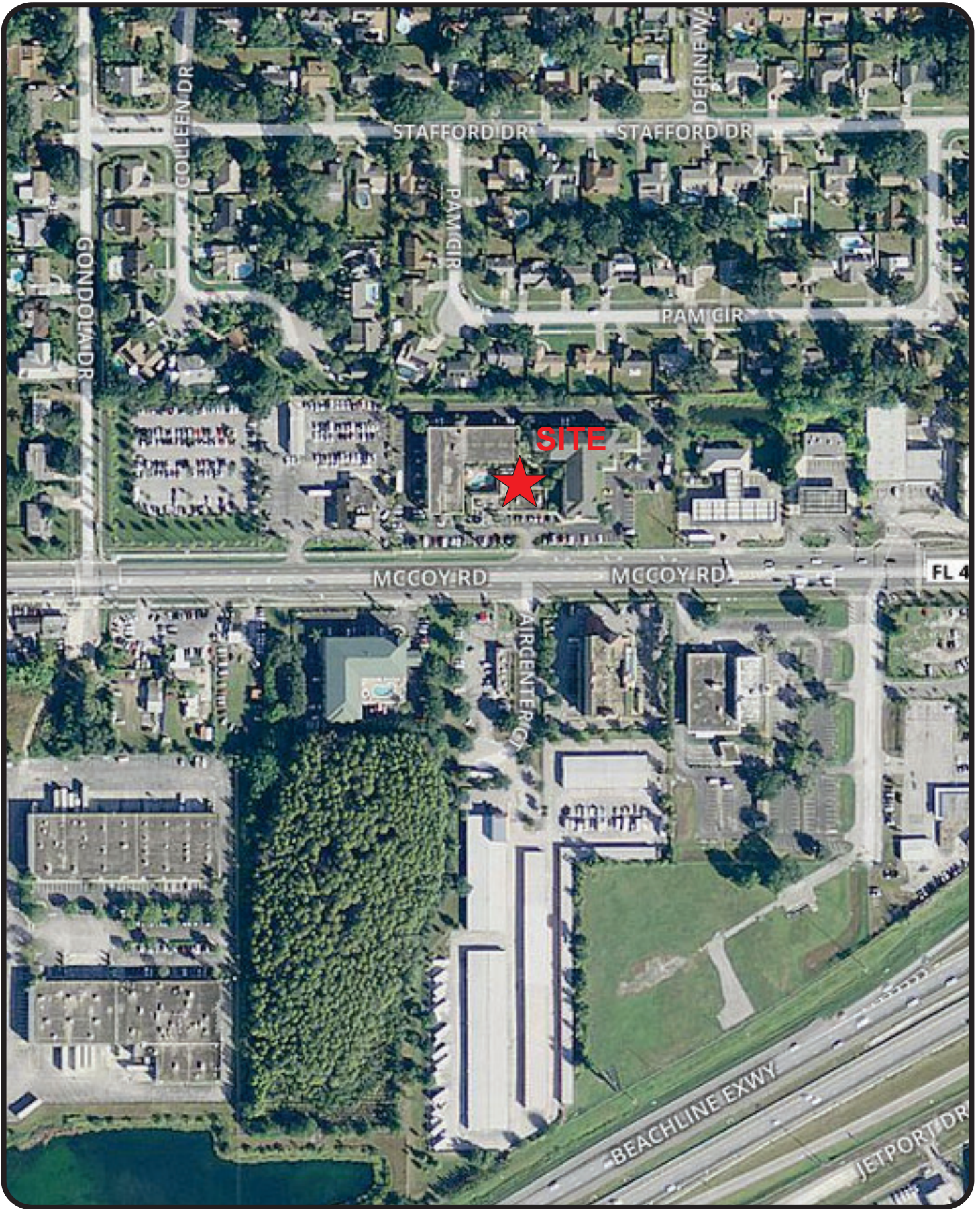
The existing Days Inn facility was bought as a distressed asset several years ago by current property owner. Over the past several years, the property owner invested a significant amount of time and effort in 'cleaning up', removing undesirable tenants, upgrading the interior and exterior, improving hotel service quality and increasing the overall occupancy of the hotel with considerable success. During this period, the owner noticed that roughly 50 to 60 percent of guests utilize shuttle buses, taxis, Uber and Lyft as means to travel to and from the hotel location. Consequently, much of the exiting parking spaces went unused.

This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4th Edition*; and, (c) past parking surveys at similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel. **Figure 1** depicts the site location and **Figure 2** provides the proposed parking configuration.

Data and Methodology

Data used in the analysis consisted of site plan/development information provided by the Project Engineers, parking counts obtained by TPD, Inc. and parking guidance published by the Institute of Transportation Engineers (ITE) and as documented in the City of Belle Isle Land Development Code/Code of Ordinances. Excerpts from these documents are referenced in the study as appropriate and provided in the Appendix section.

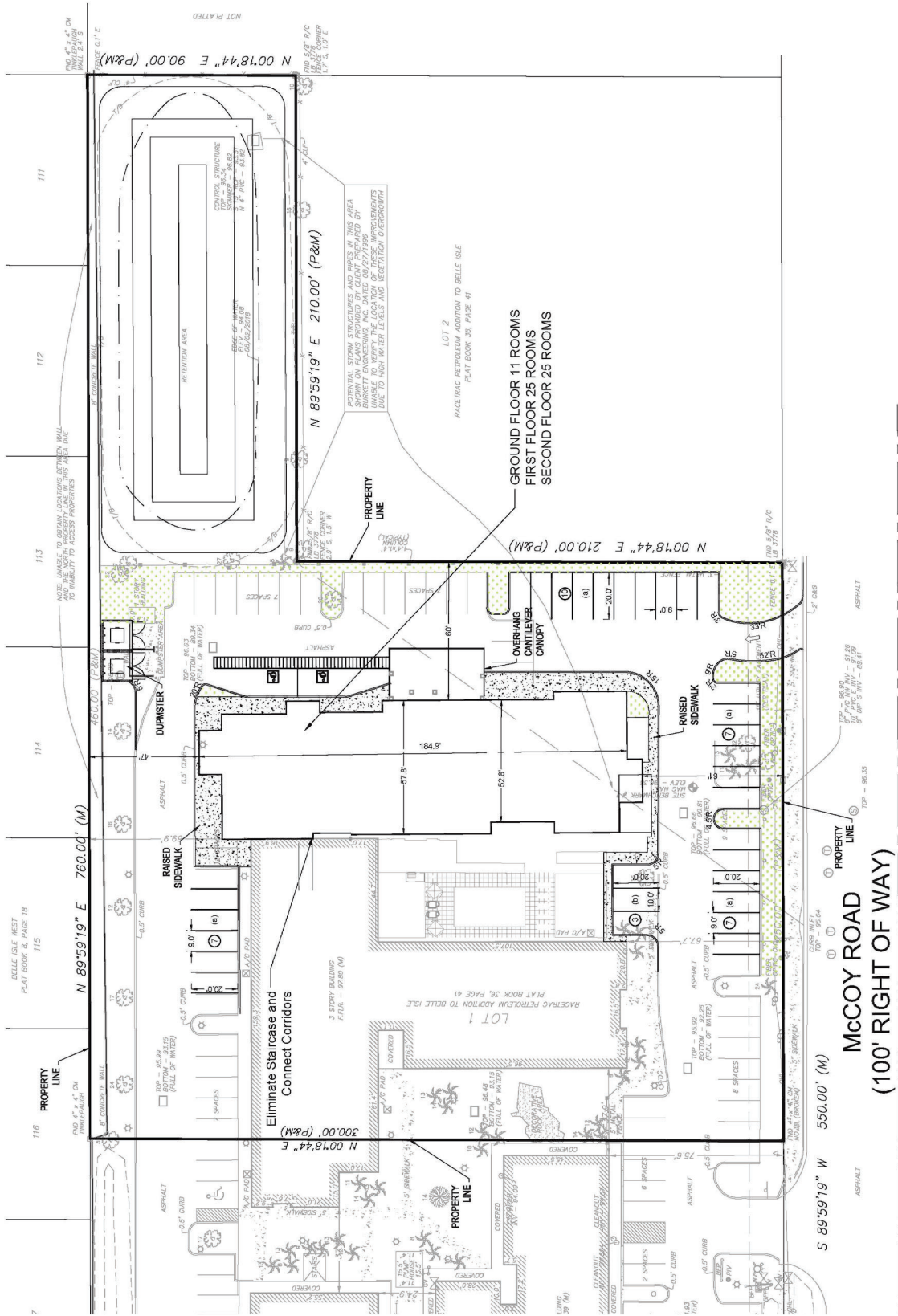




Days Inn @ 1853 McCoy Road
Project № 5165
Figure 1

Project Location Map





*Not to Scale.

** Provided for reference purposes only. Full details available as part of the site plan submittal package.



Days Inn @ 1853 McCoy Road
Project No 5165

Figure 2

Preliminary Site Plan



MULTIMODAL TRANSPORTATION OPTIONS

A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, with the mainstream prevalence of ride share services, such as Uber and Lyft, and the airport shuttle bus service that run 21 hours a day between the hotel and the airport, it is not necessary for hotel guests to obtain a rental car as their primary means of transportation. The airport shuttle bus service, is a free service available to guests at various hotels in the immediate area, paid for by the hotel owners. Guests are able to use the shuttle service to get to and from the hotel and then use Uber and Lyft to move around Orlando without the need to park a car in the hotel parking lot. The City's parking standards were developed prior to the advent of ride share services, such as Uber and Lyft, and likely were not developed for hotels which also operate a shuttle service.

CITY OF BELLE ISLE PARKING REQUIREMENTS

Based upon the City of Belle Isle Land Development Code (see **Appendix A** for excerpt), the parking requirements for the subject hotel use is provided in **Table 1**.

Table 1
City of Belle Isle Parking Requirement Calculation

Number of Unites	County Parking Ratio	Spaces Required
225 Rooms	1 space per 1 room = 1.00	225

As indicated the proposed hotel is required by the City of Belle Isle to provide 225 parking spaces.

It should be noted that while the hotel has a lobby area, this area is for hotel room guests and does not have an additional parking demand. More specifically, guests come to the hotel for the hotel rooms not the hotel lobby and, consequently, the parking requirement for the hotel rooms incorporates that of the lobby area. Therefore, additional parking for lobby use was not calculated.

In addition, shuttle service is currently provided at the hotel to take guest to and from the Airport. Based on this experience, guests tend to use the shuttle to go to and from the airport and then



use ride-share service (such as Uber and Lyft) to move around Orlando. Currently, this has reduced the existing Days Inn parking demand.

ADJACENT JURISDICTION PARKING REQUIREMENTS

A review was conducted of the City of Orlando and Orange County Land Development Codes (See **Appendix B** - Section 61.322 and Section 38-1476, respectively.) in an effort to compare parking requirements/standards in the area. The comparative parking requirements for the subject hotel use is provided in **Table 2**.

Table 2
Adjacent Jurisdiction Parking Requirements

Number of Unites	County Parking Ratio	Spaces Required for Proposed Project
City of Orlando	0.5 spaces per 1 room = 0.5	113 spaces
Orange County	1 space per 1.5 room = 0.67	150 spaces

As indicated, the proposed hotel project would require 113 and 150 parking spaces per the City of Orlando and Orange County Land Development Codes, respectively.

ALTERNATIVE PARKING CALCULATION

An alternative parking calculation was performed utilizing trip generation rates compiled by the Institute of Transportation (ITE) in its 4th Edition *Parking Generation* (see **Appendix C** for excerpts). ITE provides trip generation data for different types of lodging facilities. The lodging types appropriate for this calculation are ITE Land Use Code 310: Hotel and Code 320: Motel.

Utilizing average peak period parking demand during weekdays, the parking demand calculations as per ITE rates was calculated for each type of lodging facility as follows:

- Hotel - 0.89 spaces/occupied room = 225 x 0.89 = 201 spaces
- Motel - 0.71 spaces/occupied room = 225 x 0.71 = 160 spaces
- Average Rate parking demand = (0.89+0.71) ÷ 2 = 225 x 0.80 = 180 spaces



PARKING SURVEYS (ORLANDO AREA)

The survey was performed on two days (Friday and Saturday) on January 5th and 6th, 2018 during peak winter tourist season in Orlando. It was conducted from 10:00 P.M. to 12:00 P.M. on each survey day. Based upon discussions with the hotel front desk staff, past similar project experience and field observations, this time period was determined to represent the peak parking activity/demand at each hotel. Three similar hotels were utilized as data was available from a past project and due to their similarity to the proposed hotel project. The hotels evaluated were:

- SpringHill Suites at SeaWorld - 10801 International Dr, Orlando, FL 32821
- Fairfield Inn & Suites at SeaWorld - 10815 International Dr, Orlando, FL 32821
- Courtyard South/John Young Parkway - 4120 W Taft Vineland Rd, Orlando, FL 32837

Figure 3 and **Figure 4** provide aerial images of these hotels and their parking areas.

The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in **Table 3**.

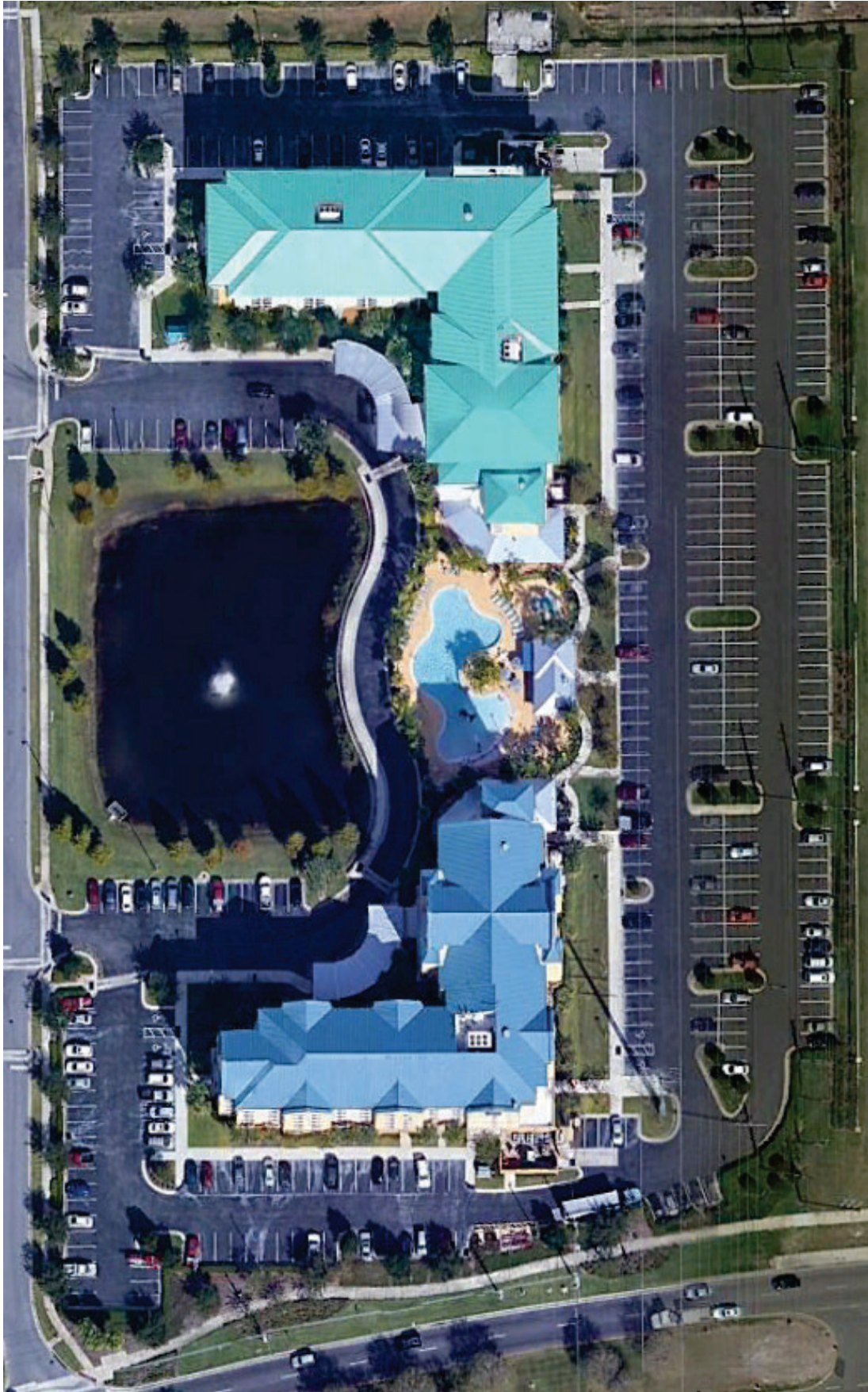
Table 3
Parking Supply Summary

No.	Hotel Name	Total Number of Rooms	Number of Rooms Occupied	Total Number of Parking Spaces	Peak Parking Accumulation	Peak Parking Ratio ²
1	SpringHill Suites by Marriott Orlando at SeaWorld ¹	200	166	377	213	0.71
2	Fairfield Inn & Suites by Marriott Orlando at SeaWorld ¹	200	133			
3	Courtyard by Marriott Orlando South/John Young Parkway	128	88	139	66	0.75
Average						0.73

Notes:

1. Hotel share parking
2. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied

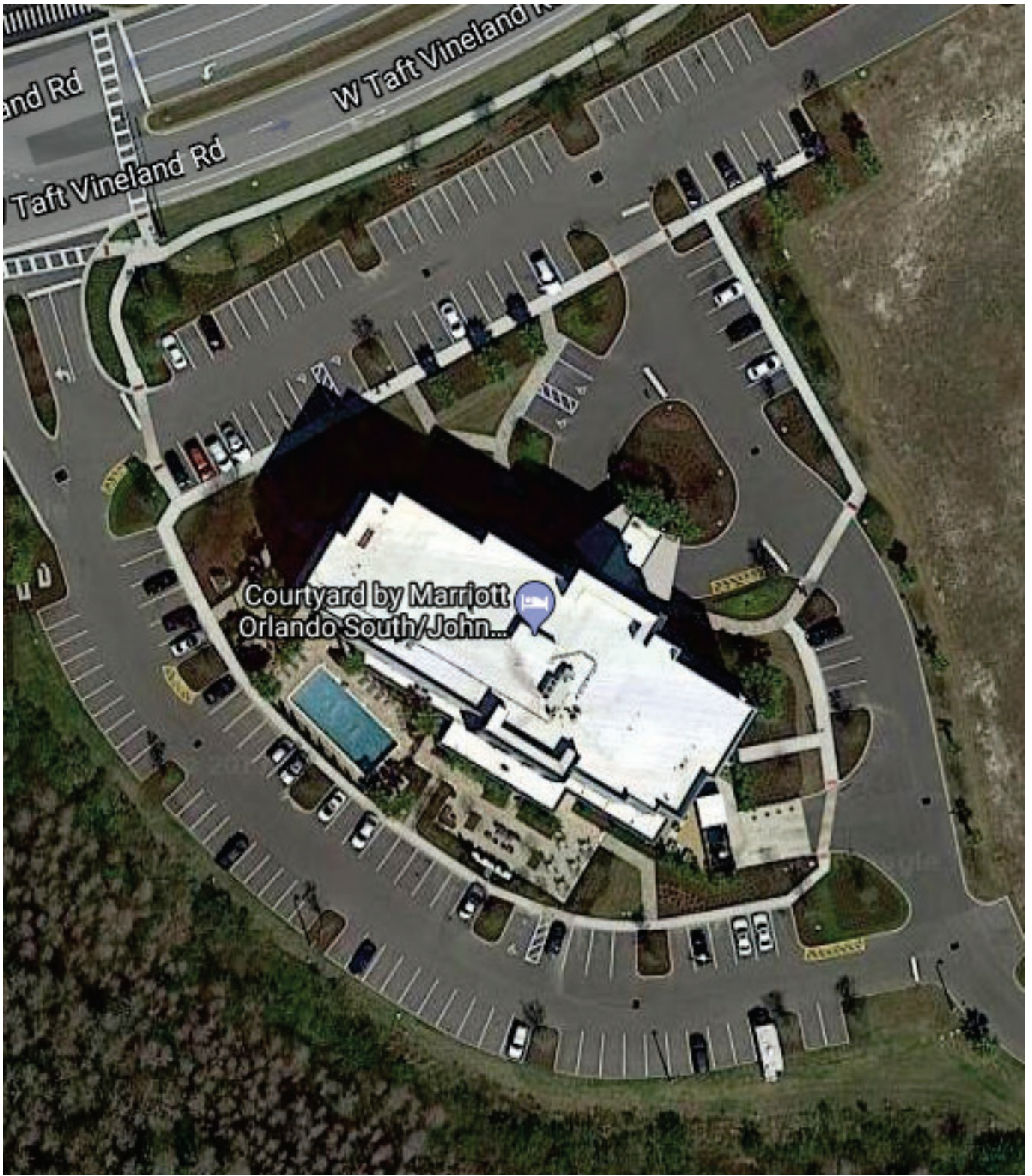




Days Inn @ 1853 McCoy Road
Project № 5165
Figure 3

Parking Aerial - SpringHill Suites & Fairfield Inn





Days Inn @ 1853 McCoy Road
Project № 5165

Figure 4

**Parking Aerial -
Courtyard Marriott**



PARKING SURVEYS (CITY OF BELLE ISLE AREA)

The survey was performed on two days (Friday and Saturday) on February 1st and 2nd, 2019 in the City of Belle Isle Area. The surveys were conducted from 10:00 P.M. to 12:00 P.M. on each survey day. Based upon discussions with the hotel front desk staff, past similar project experience and field observations, this time period was determined to represent the peak parking activity/demand at such hotels. The hotels evaluated were:

- Best Western – 8101 Aircenter Court, Orlando, FL 32809
- Comfort Suites – 1936 McCoy Road, Orlando, FL 32809
- Days Inn - 1853 McCoy Road, Orlando, FL 32809

Figure 5, Figure 6 and Figure 7 provide aerial images of these hotels and their parking areas.

The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in **Table 4**. Note, the number of rooms occupied was determined by asking the front desk personnel.

Table 4
Parking Supply Summary

No.	Hotel Name	Total Number of Rooms	Number of Rooms Occupied	Total Number of Parking Spaces	Peak Parking Accumulation	Peak Parking Ratio ²
1	Best Western Airport Inn & Suites	100	96	71	43	0.45
2	Comfort Suites Orlando Airport	96	89	147	79	0.89
3	Days Inn and Suites Orlando Airport	168	160	164	95	0.59
Average						0.64

Notes:

1. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied

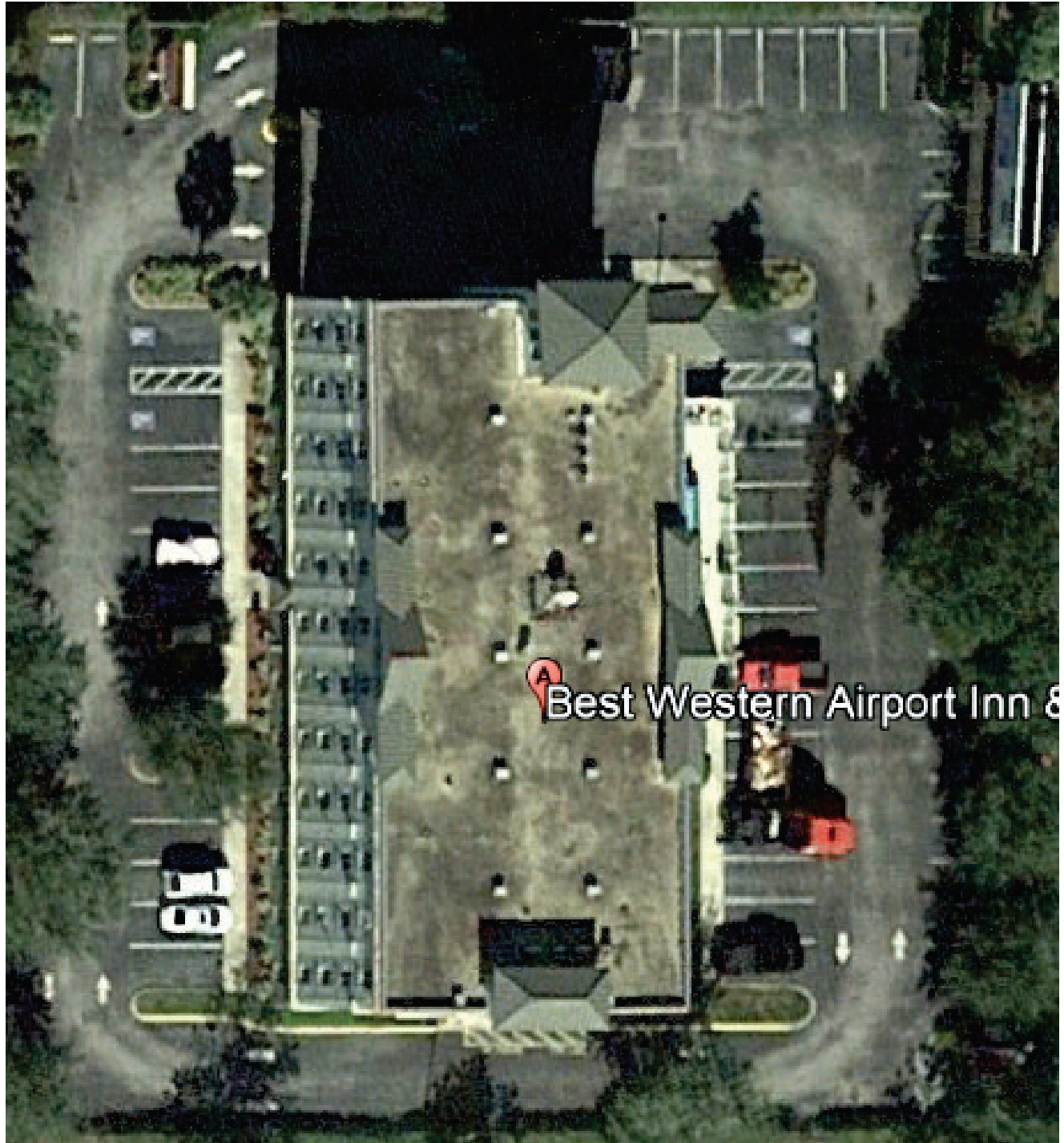


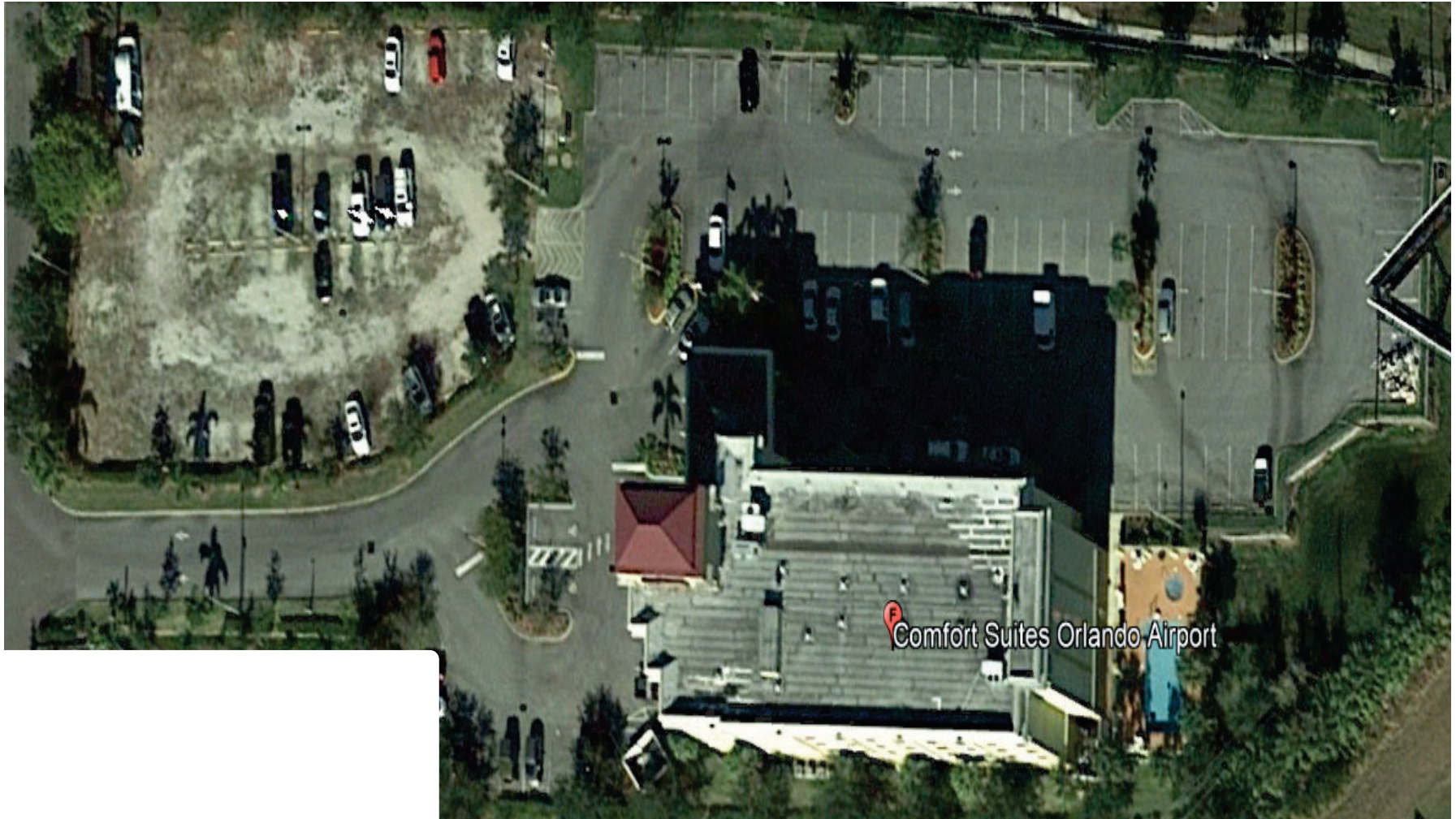
As shown, the parking survey average peak parking ratio was 0.64 and a reasonable ratio as compared to both guidance documented by Orange County, City of Orlando, ITE and past studies, as previously discussed.

Consequently, the parking survey derived parking demand is as follows:

- Parking survey derived parking demand = $225 \times 0.64 = \underline{144 \text{ spaces}}$







Days Inn @ 1853 McCoy Road
Project № 5165
Figure 6

Parking Aerial -
Comfort Suites





Days Inn @ 1853 McCoy Road
Project № 5165
Figure 7



STUDY CONCLUSIONS

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed addition project to support a parking ratio variance request. A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, the mainstream prevalence of rideshare services, such as Uber and Lyft, and the airport shuttle bus service.

This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4th Edition*; and, (c) past parking surveys at similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel.

The following is a summary of the results of the alternative parking demand calculations as described herein:

- City of Belle Isle Requirements 1.00 spaces/occupied room (225 spaces)
- City of Orlando Requirements 0.50 spaces/occupied room (113 spaces)
- Orange County Requirements 0.67 spaces/occupied room (150 spaces)
- ITE Parking Rates 0.80 spaces/occupied room (180 spaces)
- Parking Survey (Orlando) 0.73 spaces/occupied room (175 spaces)
- Parking Survey (Belle Isle) 0.64 spaces/occupied room (144 spaces)

The proposed development will provide 161 parking spaces (153 regular, 8 handicap) with a minimum parking ratio of 0.72 parking spaces/occupied room (at full occupancy). It anticipated that this parking ratio is sufficient to accommodate the parking demand at the subject hotel given that the parking survey, conducted at three hotels in the City of Bell Isle area, indicated a parking demand ratio of 0.64 spaces/per occupied room.



APPENDIX A

City of Belle Isle Parking Requirements Excerpts

General business establishments: Hardware, furniture, appliances, jewelry, apparel stores, etc.	per 300 gross floor area minimum of 3 spaces
Hospitals, sanitariums, rest and convalescent homes, etc.	2 spaces for each bedroom plus 2 spaces per 5 employees
Hotels, motels, tourist courts	per 1 guestroom plus 1 space per each 100 square feet of office/lobby
Industrial use, manufacturing and warehousing	per 1,000 square feet plus 1 space per bay
Kennels and veterinary clinics	per 300 square feet of office animal shelter and run area
Medical, dental, optical clinics and offices	per 200 square feet of building area
Miniwarehouses	per 50 units to be located at office/entrance area
Mortuaries	per 4 people of chapel capacity
Office building, including business, commercial and government	per 200 square feet of floor area
Personal services establishments: Beauty salons, barbershops, banks, financing institutions	per 100 square feet for 1st floor plus per 200 square feet above 1st floor, excluding storage
Post office	4 spaces per service window plus per government vehicle plus per 4 employees

APPENDIX B

Adjacent Jurisdiction Parking Requirements Excerpts

Hotels & motels - total all of the following:

Guest Rooms	0.5:lodging unit	1:lodging unit
Restaurant, cocktail lounge	5:1000 sf GFA	10:1000 sf GFA
Banquet/meeting rooms	0.25:seat	0.5:seat
Other uses: ½ the number of spaces ordinarily required by the land use category		
Laboratories, medical & dental	2.5:1000 sf GFA	4:1000 sf GFA
Libraries	2.5:1000 sf GFA	4:1000 sf GFA
Manufacturing & processing	1.5:1000 sf GFA	3.5:1000 sf GFA
Museums & art galleries	2.5:1000 sf GFA	4:1000 sf GFA
Offices - general, government, postal	2.5:1000 sf GFA	4:1000 sf GFA
Offices/Clinics - medical, dental	2.8:1000 sf GFA	5.3:1000 sf GFA
Offices - telemarketing, call center	2.5:1000 sf GFA	6:1000 sf GFA
Open air markets	2.5:1000 sf BSA	4:1000 sf BSA

<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members
<i>Day care centers and kindergartens</i>	1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</i>	1 spaces for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Hospitals, sanitariums, foster group homes, and similar institutions</i>	2 spaces for each bedroom and office building criteria.
<i>Hotels, motels, tourist courts</i>	1 space for each 1½ rooms, plus 1 space for each 100 square feet of office, plus restaurant and retail sales criteria must be met when applicable
<i>Industrial uses, manufacturing and warehousing</i>	1 space for each bay, plus 1 space for each 1,000 square feet
<i>Kennels and veterinary clinics</i>	1 space for each 300 square feet of office, animal shelter and run area
<i>Mechanical garages</i>	1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays
<i>Medical dental, optical clinics and offices</i>	1 space for each employee, plus 2 spaces for each examination room

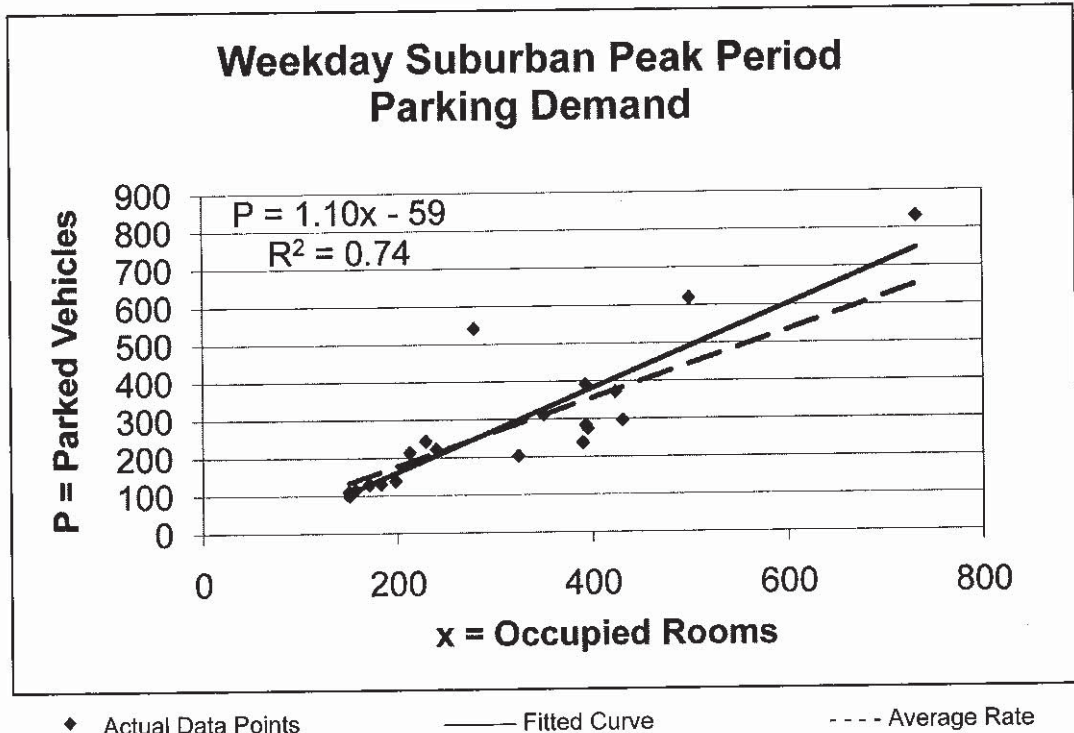
APPENDIX C

ITE Park Generation 4th Edition Excerpts

Land Use: 310 Hotel

**Average Peak Period Parking Demand vs. Occupied Rooms
On a Weekday
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00–1:00 p.m.; 7:00–10:00 p.m.; 11:00 p.m.–5:00 a.m.
Number of Study Sites	20
Average Size of Study Sites	315 occupied rooms
Average Peak Period Parking Demand	0.89 vehicles per occupied room
Standard Deviation	0.31
Coefficient of Variation	35%
95% Confidence Interval	0.75–1.02 vehicles per occupied room
Range	0.61–1.94 vehicles per occupied room
85th Percentile	1.08 vehicles per occupied room
33rd Percentile	0.72 vehicles per occupied room

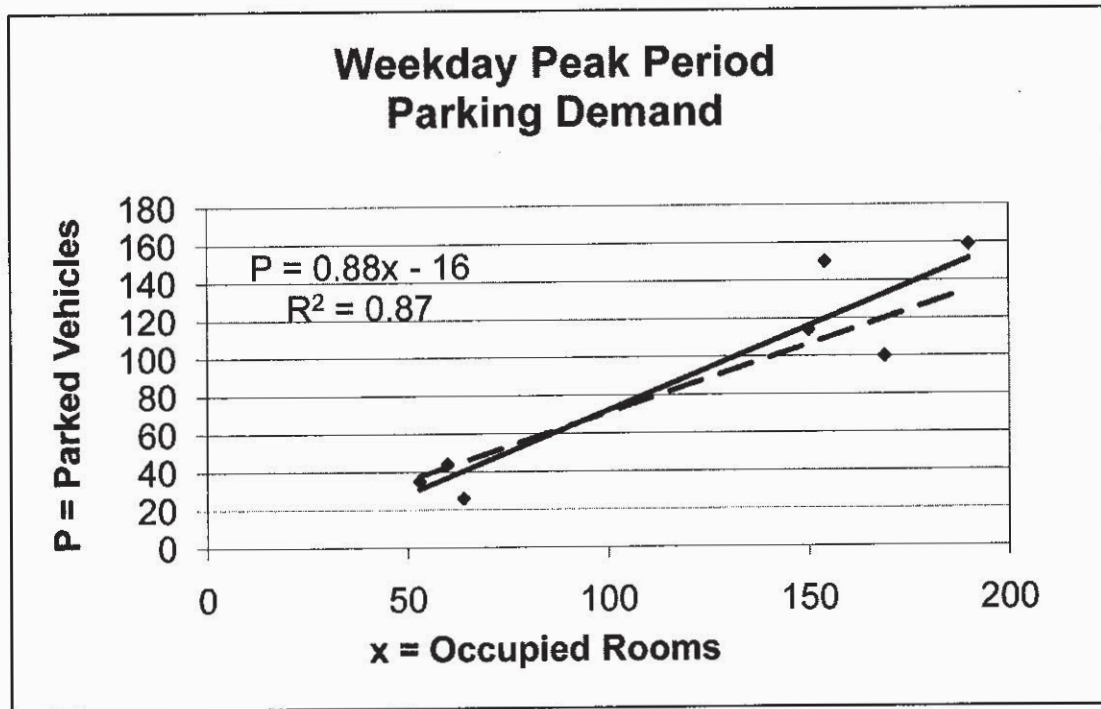


Land Use: 320 Motel

Average Peak Period Parking Demand vs. Occupied Rooms On a Weekday

Statistic	Peak Period Demand
Peak Period	Varies*
Number of Study Sites	7
Average Size of Study Sites	120 occupied rooms
Average Peak Period Parking Demand	0.71 vehicles per occupied room
Standard Deviation	0.18
Coefficient of Variation	26%
Range	0.41–0.97 vehicles per occupied room
85th Percentile	0.85 vehicles per occupied room
33rd Percentile	0.66 vehicles per occupied room

* Refer to the "Database Description" section for an explanation of the undefined peak parking period.



◆ Actual Data Points

— Fitted Curve

---- Average Rate

March 15, 2019 (continued from January 10, 2019)

Variance Application: 1853 McCoy Road

Applicant Request: VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

Zoning/ Existing Use: C-1 commercial/ Existing Hotel

Review Comments

This variance application seeks a variance as identified above. The property is currently developed with a hotel and the applicant is seeking to add an additional building with additional rooms to the hotel. The site plan application seeks to deviate from the code in the areas that are the subject of this variance application. These variances must be approved prior to consideration of the site plan application.

The applicant has provided supporting documentation addressing the variance criteria. Please note that part of the variance request from the applicant seeks relief from the parking stall dimension requirements. What the applicant proposes for these dimensions is consistent with Belle Isle code requirements, therefore this do not need the variance requested and is not included here.

The applicant has provided supplementary information to this application requested by the Board at the January meeting. Please see the attached updated parking analysis, site plan, enhanced security information, and fence replacement quote.

Staff Recommendation

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

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

Special conditions for this property exist with respect to meeting maximum height requirements. There is an existing hotel that is 33 feet in height. The application is seeking to match the height of this existing building with the proposed building addition.

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

The request for a variance is not self-created as the application is seeking entitlements that match the existing building design and height.

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

The requested variance from the height requirement is the minimum possible variance to make reasonable use of the land. The proposed height increase does not exceed the height of the existing building.

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

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood given that the existing hotel on the property is already at a maximum height of 35 feet.

5. With respect to the requested variance for drive isle (interior driveways) width of 22 feet instead of the required 25 feet, this represents about a 10% and reduction in the code requirement. Often minor variances such as these are approved administratively. The Belle Isle Code does not make provision for such administrative approval. Granting this variance is not injurious to public health, safety and welfare and is a consistent width with the existing development and with Orange County codes.

6. With respect to the requested variance for a parking ratio of 0.7 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, according the applicant's parking analysis. As presented, the proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition as the application states there is no longer consideration of an extended-stay hotel product.

Staff provides a recommendation to approve the requested variances based on the above information.

Additional Notes

Please note that the Board may approve the proposed variance 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, citing which variance criteria are not met.

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

NOTICE OF PUBLIC MEETING

MARCH 26, 2019 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 4

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 26, 2019

PUBLIC HEARING CASE #2018-08-062 (CONTINUED FROM JANUARY 22, 2019) - 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 applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Section 54-79(f)(4) of the Belle Isle Land Development Code having been met **TO APPROVE** the proposed Development Site Plan submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Section 54-79(f)(4), having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* **having NOT been met;** *[may be used in addition to above or alone]* **TO DENY** the proposed Development Site Plan submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012..

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

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

March 15, 2019 (continued from January 10, 2019)

Site Plan Review: 1853 McCoy Road

Applicant Request: Hotel Addition

Existing Zoning/Use: Retail Commercial District (C-1)/ Hotel

Staff Application Review

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on March, 2019. The proposed application is for a commercial development to include an addition to the existing hotel. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1).

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Hotels are allowed as a permitted use. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

Staff Review

The proposed plan complies with the code with respect to setbacks and allowed uses (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057). The applicant has provided supplementary information to this application requested by the Board at the January meeting. Please see the attached updated parking analysis, site plan, enhanced security information, and fence replacement quote.

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

Staff Recommendations

For the Board's consideration, it is within the Board's purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit certification that the existing dumpster facilities comply with code.
2. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. This buffer is identified on the plans as an existing 18-

foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.
4. Stormwater 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.
5. 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.
6. A separate sign permit application is required.
7. The applicant has provided that they are not utilizing an extended-stay brand hotel but would like certain convenience amenities in individual rooms. Additional conditions may be needed to memorialize this is any approvals.

With these conditions, staff recommends approval of the proposed hotel addition.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

Next Steps

The Board may approve the proposed site plan application as it is, 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.

DAYS INN & SUITES

1853 McCOY ROAD
ORLANDO, FL 32809

NOVEMBER 2018

SHEET INDEX

C0.00 COVER SHEET
C1.00 SITE PLAN

PROJECT CONTACTS

PROPERTY ADDRESS:
DAYS INN & SUITES BY WYNDHAM
1853 MCCOY ROAD
ORLANDO, FL 32809

PROPERTY OWNER
CAPITAL LODGING LLC
1437 LONG MEADOW WAY
WINDERMERE, FL 34787-6086
MR. AMIT DHANJI

CIVIL ENGINEER:
LANDSMART CONSULTANTS, LLC
13639 GLYNSEL DRIVE
WINTER GARDEN, FL 34787
MR. SHRIDHAR RAO, P.E.
SHRI@LANDSMARTCONSULTANTS.COM
PHONE: 407-694-5148

SURVEYOR:
ASSOCIATED LAND SURVEYING &
MAPPING, INC.
1681 POWELL STREET
LONGWOOD, FLORIDA 32750
PH. NO. (407) 869-5002
CELL. 407.257-3174
MR. JACK D. REED, JR., P.S.M., PRES.

LANDSCAPE CONSULTANT
INNOVATIONS DESIGN GROUP, INC
1200 EAST HILLCREST STREET, SUITE 305
ORLANDO, FL 32803
MR. RICHARD REALMOTO, ASSOCIATE
TEL. 407.440.3574

GENERAL CONTRACTOR
GO CONSTRUCTION SERVICES
P.O.BOX 621874 ORLANDO FL 32862
NIZAM KHAN, PRESIDENT
CELL: 407.729.7749
EMAIL: NK@GOCFL.COM



VICINITY MAP

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:

THE SOUTHERLY 350.00 FEET OF THE EASTERLY 300.00 FEET OF THE WESTERLY 880.00 FEET OF THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, IN THE COUNTY OF ORANGE, STATE OF FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTHERLY 50 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL 2

LOT 1, RACETRAC PETROLEUM ADDITION TO BELLE ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

PROJECT DESCRIPTION

THE PROPOSED HOTEL ADDITION IS TO AN EXISTING 168 ROOM DAYS INN FACILITY WHICH WAS BOUGHT AS A DISTRESSED ASSET SEVERAL YEARS AGO BY CURRENT PROPERTY OWNER. OVER THE PAST SEVERAL YEARS, THE PROPERTY OWNER HAS INVESTED SIGNIFICANT TIME AND EFFORTS IN 'CLEANING UP' REMOVING UNDESIRABLE TENANTS, UPGRADING THE INTERIORS AND EXTERIORS, IMPROVING SERVICE QUALITY OF THE HOTEL AND INCREASE THE OVERALL OCCUPANCY OF THE HOTEL WITH CONSIDERABLE SUCCESS. DURING THIS PERIOD, THE OWNER HAS NOTICED THAT ROUGHLY 50 TO 60 PERCENT OF HIS CLIENTS TAKE SHUTTLE BUS, TAXIS, UBER AND LYFT AS MEANS TO REACH THE HOTEL LOCATION FROM THE AIRPORT. CONSEQUENTLY THE PARKING LOT WHICH CURRENTLY HAS A TOTAL PARKING COUNT OF 161

THE PROPERTY IN OUR VIEW IS IN A GOOD LOCATION WITH GREAT POTENTIAL TO CATER TO LEGITIMATE BUSINESS TRAVELERS AND TOURISTS. HOWEVER THE SIZE OF THE HOTEL ROOM AT 168 ROOM SOMEWHAT HINDERS ITS GROWTH AND PREVENTS IT FROM INCREASING ITS OCCUPANCY. THE OWNERSHIP HAS DECIDED TO ADD APPROXIMATELY 55 TO 60 ADDITIONAL ROOMS TO ALLOW HIM TO SPLIT THE OVERALL PROPERTY INTO TWO BRANDED FLAGS, EACH WITH OVER 110 ROOMS. THIS WOULD MAKE INCREASE THE OCCUPANCY RATES, INCREASE THE PROPERTY VALUE AND MAKE THE OVERALL PROPERTY MORE APPEALING,

THERE IS AN OPPORTUNITY TO ADD AN ADDITIONAL BUILDING TO THE EAST OF THE PROPERTY AS SHOWN IN THE ATTACHED SITE. HOWEVER THAT WOULD REQUIRE VARIANCES IN THE PARKING REQUIREMENT PER CITY OF BELLE ISLE CODE. PER OUR DISCUSSIONS WITH CITY STAFF, WE HAVE DECIDED NOT TO IMPACT OR ALTER THE REAR LANDSCAPE BUFFER AND TO LEAVE IT AS IS.

THE PROPOSED BUILDING WILL BE THREE STORIES HIGH BUT LESS THAN 35 FEET IN HEIGHT, AND WILL BE DESIGNED TO MATCH THE ARCHITECTURE/LOOK AND ROOF LINE OF THE EXISTING BUILDING STRUCTURE.

UTILITIES:

WATER ORANGE COUNTY
9150 CURRY FORD ROAD
ORLANDO, FL. 32825

TELEPHONE: CENTURY LINK
1359 EAST VINE ST.
KISSIMMEE, FL

WASTE WATER ORANGE COUNTY
9150 CURRY FORD ROAD
ORLANDO, FL 32825

CABLE: COMCAST
3501 W VINE ST, KISSIMMEE, FL
347411359 EAST VINE ST.
KISSIMMEE, FL

GAS TECO PEOPLES GAS
600 WEST ROBINSON STREET
ORLANDO, FL 32801

ELECTRIC: DUKE ENERGY
3300 EXCHANGE PLACE
LAKE MARY, FL 32746

CONSTRUCTION DRAWING
 RECORD DRAWING

Engineer of Record
SHRIDHAR S. RAO, M.S., P.E.
P.E. #56074
LANDSMART CONSULTANTS, LLC
Certificate of Authorization 28068

CALL 48 HOURS
BEFORE YOU DIG



IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VARIANCES REQUESTED

1. REDUCTION IN TOTAL PARKING REQUIRED

JUSTIFICATION: PLEASE REVIEW THE PARKING STUDY PREPARED BY TPD FOR A DETAILED REPORT ON WHY THE PROPOSED PARKING WOULD BE ADEQUATE FOR THIS PROJECT. PER CITY OF BELL ISLE CODE, WHERE THE TOTAL PARKING FOR A HOTEL REQUIRED IS 1 PARKING SPACE PER HOTEL ROOM PLUS 1 FOR EVERY 100 SQ. FT OF OFFICE/LOBBY AREA. BASED ON THE PROPOSED SITE PLAN, THE PROPOSED PARKING RATIO IS 0.63 SPACES FOR EVERY ROOM. WHILE WE DO NOT MEET CITY OF BELLE ISLE STANDARDS, PLEASE NOTE THAT WE DO MEET ORANGE COUNTY AND CITY OF ORLANDO REQUIREMENTS. WE ARE REQUESTING A VARIANCE ON LOWER PARKING REQUIREMENT BECAUSE, HISTORIC OCCUPANCY AT THIS PROPERTY IS LESS THAN 70% OVERALL AND ROUGHLY 60 PERCENT OF THE CUSTOMERS USE AIRPORT SHUTTLES, TAXIS, MASS TRANSIT BUS STOPS AND RECENTLY UBER AND LYFT FOR THEIR TRANSPORTATION NEEDS. AT ANY GIVEN TIME, LESS THAN HALF OF THE PARKING IS CURRENTLY BEING USED FOR HOTEL OPERATIONS. EVEN WITH THE PROPOSED HOTEL ADDITION, WE BELIEVE THERE WILL BE PLENTY OF PARKING STALLS AVAILABLE FOR CUSTOMERS USE FOR SMOOTH OPERATIONS OF THE HOTEL.

2. RELAXATION OF THE BUILDING HEIGHT REQUIREMENT

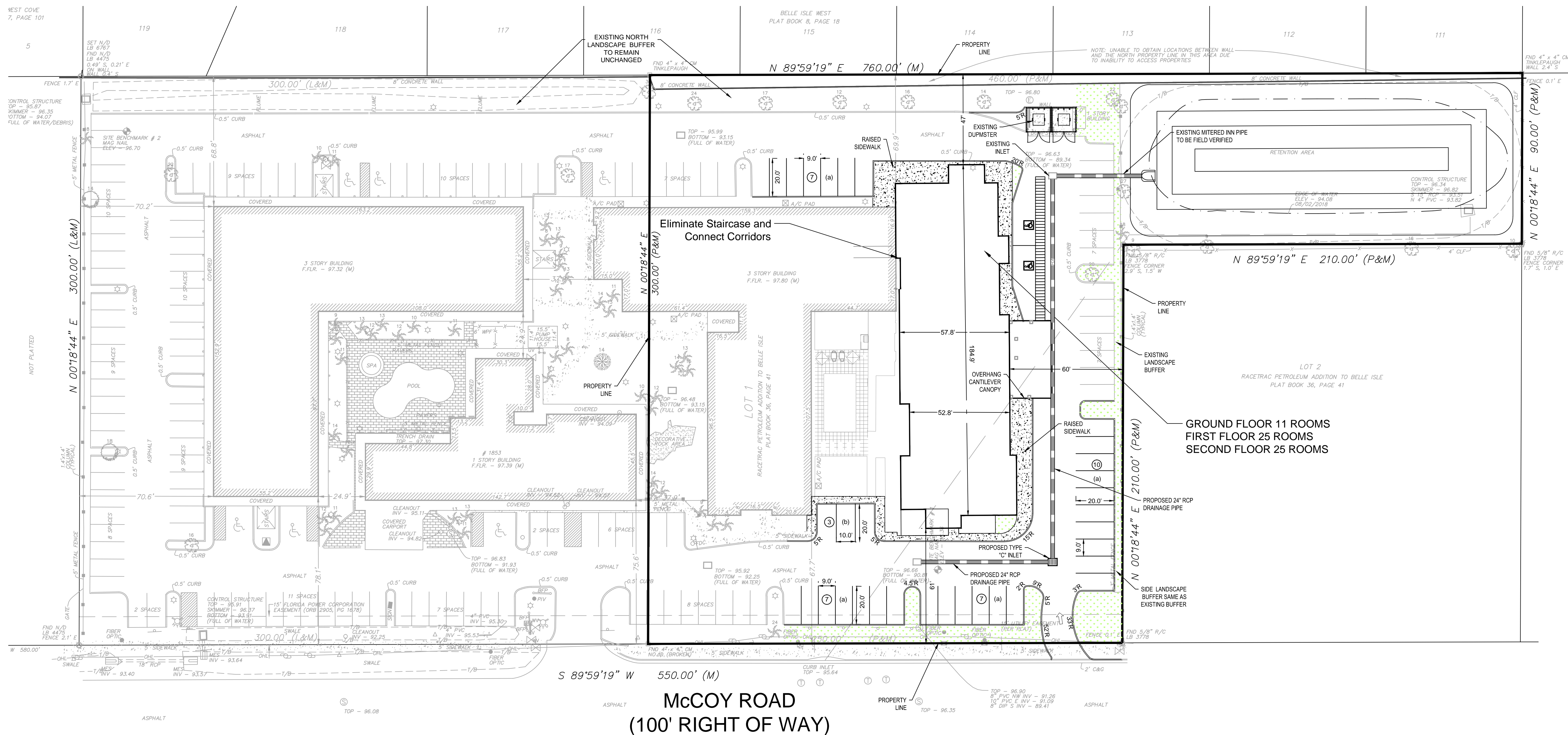
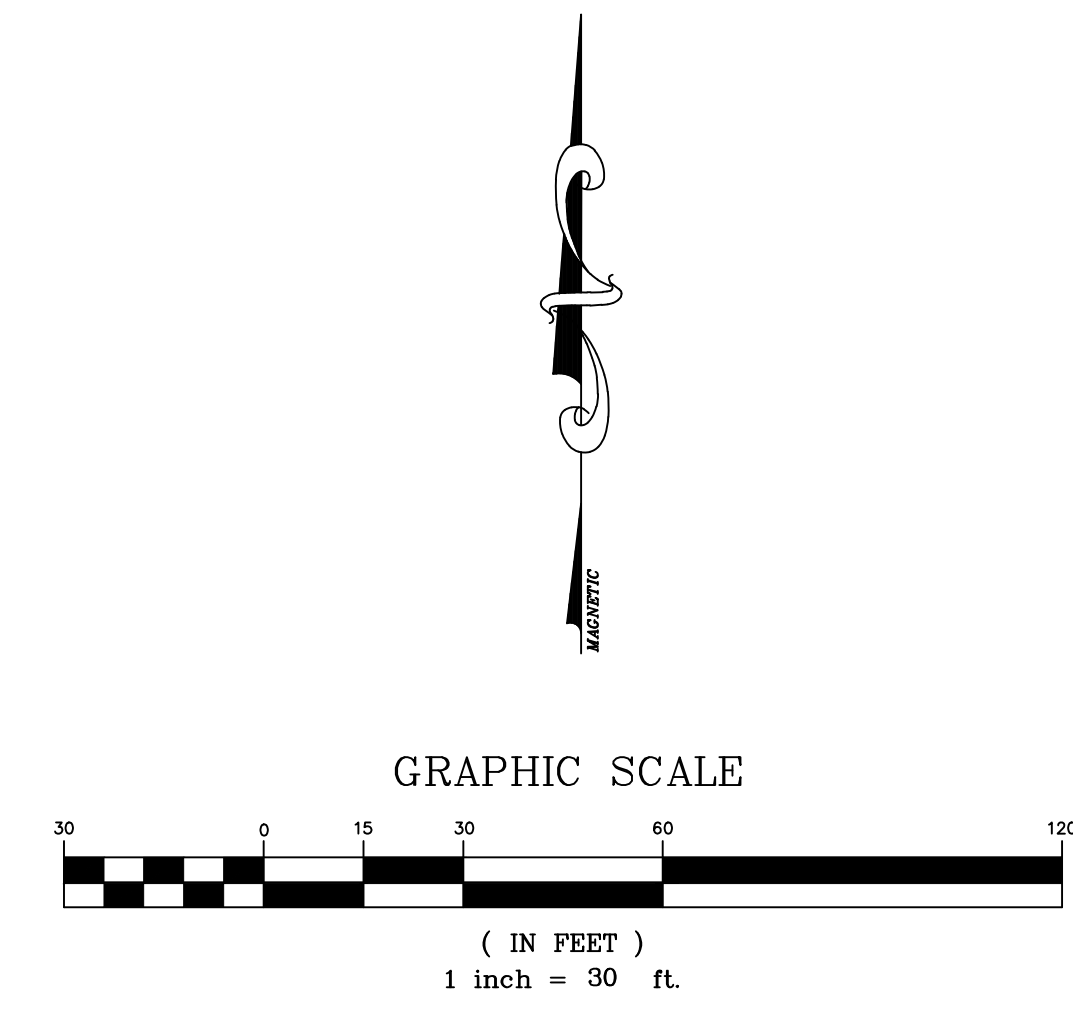
JUSTIFICATION: WE ARE PROPOSING A 3-STORY BUILDING STRUCTURE TO MATCH THE EXISTING HOTEL BUILDING. WE ARE REQUESTING A MINOR ALLOWANCE IN HEIGHT REQUIREMENT TO ALLOW THE PROPOSED ADDITION TO MATCH THE ROOFLINE OF EXISTING STRUCTURE WHILE MAINTAINING CONSISTENCY IN ARCHITECTURAL APPEARANCE WITH EXISTING BUILDING. THE PROPOSED HOTEL BUILDING ADDITION WILL BE 33 FEET AND MATCH EXISTING BUILDING HEIGHT.

3. PARKING STALL SIZE AND DRIVE ISLE WIDTH:

JUSTIFICATION: THE PROPOSED PARKING STALL WIDTHS ARE 9 X 20 IN SIZE AND THE PROPOSED DRIVE ISLE WIDTHS IS 22 FEET IN FRONT OF THE PROPOSED BUILDING ADDITION. THE PARKING STALLS AND DRIVE ISLE WIDTHS ARE CONSISTENT WITH EXISTING PARKING LOTS, HOWEVER THEY DO NOT MEET CURRENT SITE DEVELOPMENT STANDARDS PER CITY OF BELLE ISLE. WE BELIEVE THESE SIZES ARE ADEQUATE FOR PARKING CONVENTIONAL VEHICLES. WE REQUEST A MINOR VARIANCE TO ALLOW THE PROPOSED ADDITION'S PARKING STALLS AND WIDTHS TO MATCH EXISTING PARKING STALL SIZES.

DEVELOPMENT SUMMARY		
TOTAL SITE AREA	4.22	ACRES
JURIDICATION	CITY OF BELLE ISLE	
CURRENT ZONING	C-1	
FUTURE LAND USE	COMMERCIAL	
PROPOSED TOTAL IMPERVIOUS AREA	3.16 (75%)	ACRES
PROPOSED TOTAL PERVIOUS AREA	1.06 (25%)	ACRES
STORMWATER SYSTEM	EXISTING DRY POND	
EXISTING BUILDING HEIGHT	33	FEET
PROPOSED BUILDING ADDITION HEIGHT	33	FEET
CURRENT NO. OF HOTEL ROOMS	168	ROOMS
PROPOSED HOTEL ADDITION	57	ROOMS
FINAL HOTEL ROOMS	225	ROOMS
PROPOSED BRANDED FLAG 1 ROOM COUNT	114	ROOMS
PROPOSED BRANDED FLAG 2 ROOM COUNT	111	ROOMS
PROPOSED TOTAL PARKING COUNT	161	STALLS
TOTAL HANDICAP SPACES ALLOCATED	8	STALLS
PROPOSED PARKING RATIO/ROOM*	0.72	
PROPOSED BUILDING ADDITION SETBACKS		
EAST	60.00	FEET
SOUTH	61.00	FEET
NORTH	48.00	FEET
PROPOSED LANDSCAPE BUFFER		
EAST (MATCHES EXISTING)	5.00	FEET
SOUTH (MATCHES EXISTING)	10.00	FEET
NORTH (UNCHANGED)	18.00	FEET
UTILITY PROVIDERS		
WATER	OUC	
RECLAIM	ORANGE	
SEWER	ORANGE	
ELECTRIC	DUKE	
SOLID WASTE	CITY OF BELLE ISLE	
*VARIANCE NEEDED, BUT MEETS ORANGE COUNTY AND CITY OF ORLANDO STANDARDS		

PARKING CALCULATIONS AT BUILD OUT		
	NO. OF ROOMS	OFFICE / LOBBY
FUTURE DAYS INN FLAG	114	1225
FUTURE FLAG HOTEL	111	1668
PARKING REQUIRED		
FUTURE DAYS INN FLAG	126.25	STALLS
FUTURE FLAG HOTEL	127.68	STALLS
PARKING REQUIRED PER CODE*	254	STALLS
PARKING PROVIDED**	161	STALLS
PARKING RATIO PER ROOM	63%	
* FOR HOTELS PARKING REQUIRED IS 1 SPACE PER 1 GUESTROOM PLUS 1 SPACE PER EACH 100 SQUARE FEET OF OFFICE/LOBBY		
** JUSTIFICATION FOR REDUCED PARKING IS OUTLINED IN THE PARKING STUDY BY TPD		



DAYS INN
1853, McCOY ROAD,
BELLE ISLE, FLORIDA

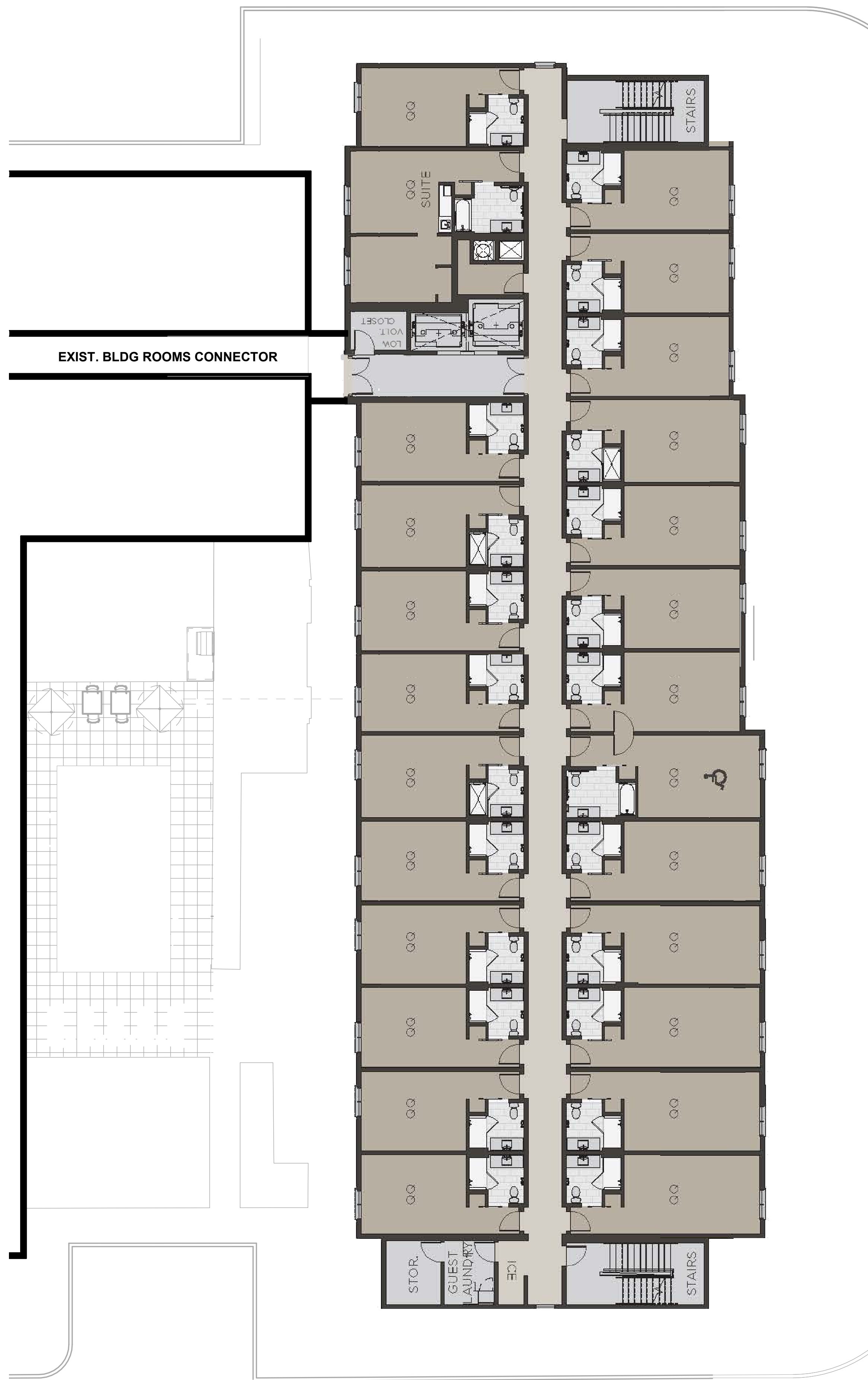
LANDSMART CONSULTANTS, LLC
 13639 Glynnel Drive
 Winter Garden, Florida 34787
 Phone No. 817-694-5148
 Fax No. 1-800-813-0831
 shri@landsmartconsultants.com

Engineer of Record

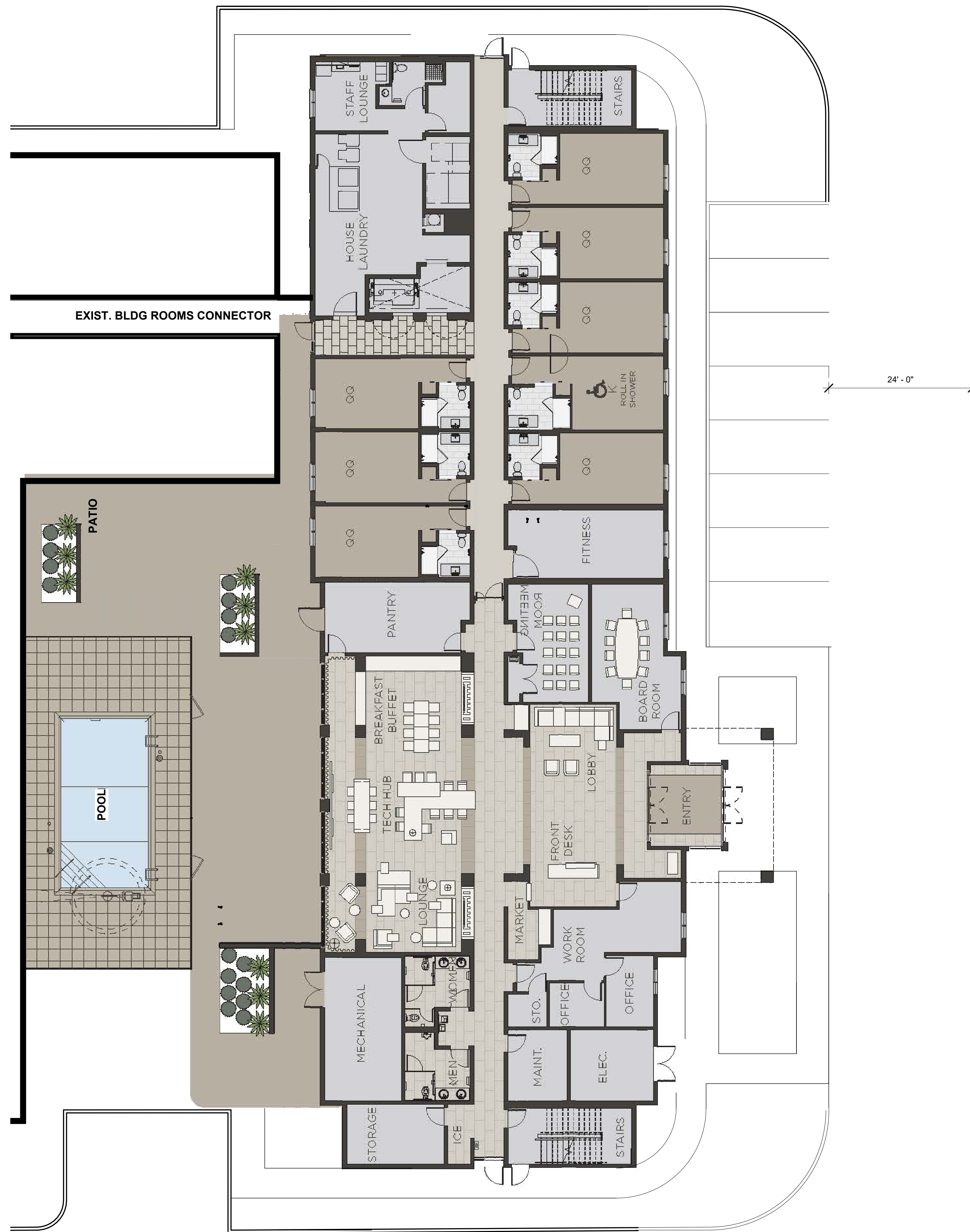
SHRIDHAR S. RAO, M.S., P.E.
 P.E. #56074
LANDSMART CONSULTANTS, LLC
 Certificate of Authorization 28068

PROJECT #:
 DRAWN: PV CHECKED: SG
 DATE: 22-MAY-2018 SHEET:
 SCALE: C1

SITE PLAN



3 Typical Upper Floor Plan
3/32" = 1'-0"



2 Ground Floor Plan
3/32" = 1'-0"

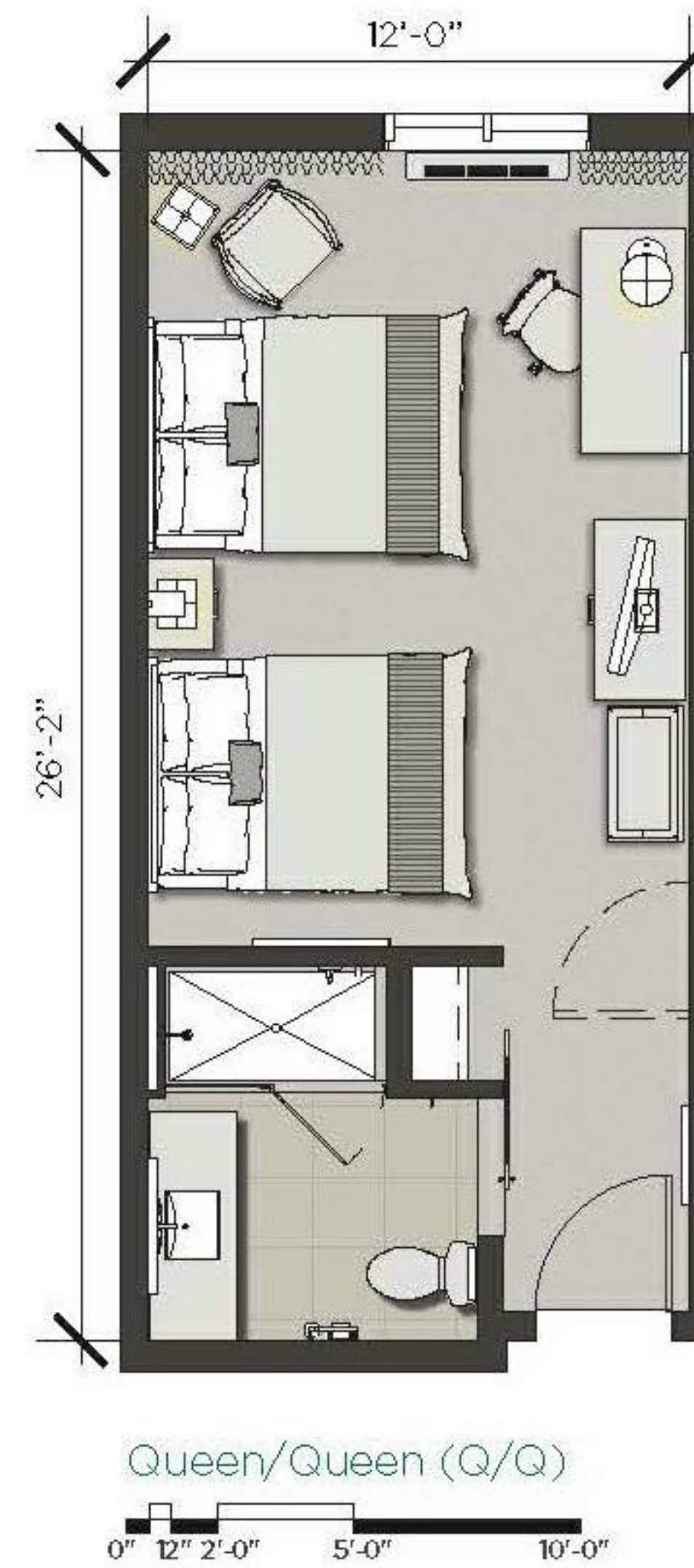
UNIT COUNT:
FIRST FLOOR: 8 UNITS
SECOND FLOOR: 25 UNITS
THIRD FLOOR: 25 UNITS
58 UNITS TOTAL

FRONT OF HOUSE	TOTAL (SF)
FOOD & BEVERAGE	
Dining/Lounge	1,297 SF
Market	111 SF
TOTAL	1,408 SF
FUNCTION	
Meeting Room & Storage	286 SF
Board Room	348 SF
TOTAL	634 SF
RECREATION	
Exercise Room	330 SF
TOTAL	330 SF
PUBLIC CIRCULATION	
Lobby/Reception	707 SF
Vestibule	184 SF
Public Toilets	252 SF
TOTAL	1,143 SF
TOTAL FOH	3,515 SF

GUESTROOMS	AREA (SF)
Q/Q Studio (QQS)	338 SF
Q/Q Studio Extended (QQE)	375 SF
Q/Q Studio 13' Bay (QQS1)	351 SF
Q/Q Studio Extended 13' Bay (QQE1)	390 SF
Suite	527 SF

GUESTROOM SUPPORT	PER FLOOR	AREA (SF)
Corridors (Main)	1	1,478 SF
Corridors (Upper)	1	1,335 SF
Stairs	2	235 SF
Elevators	2	144 SF
Linen Storage (Upper Floors Only)	1	70 SF
Ice/Vending	1	51 SF
Guest Laundry (Second Floor)	1	88 SF
Mechanical/Electrical (Upper Floors)	1	129 SF
Storage (Main Floor)	1	187 SF
Storage (Second Floor)	1	99 SF
Storage (Upper Floors)	1	187 SF

BACK OF HOUSE	TOTAL (SF)
ADMINISTRATION	
Management Office	188 SF
Work Area/Storage	409 SF
TOTAL	597 SF
LAUNDRY	
Main Laundry	559 SF
Housekeeping Office	86 SF
TOTAL	645 SF
FOOD & BEVERAGE	
Pantry	309 SF
TOTAL	309 SF
MISCELLANEOUS	
Mechanical /Electrical Room	531 SF
Elevator Equipment Room	107
Maintenance Office	131
TOTAL	769 SF
TOTAL BOH	2,320 SF





 **ENTRY ELEVATION**
SCALE

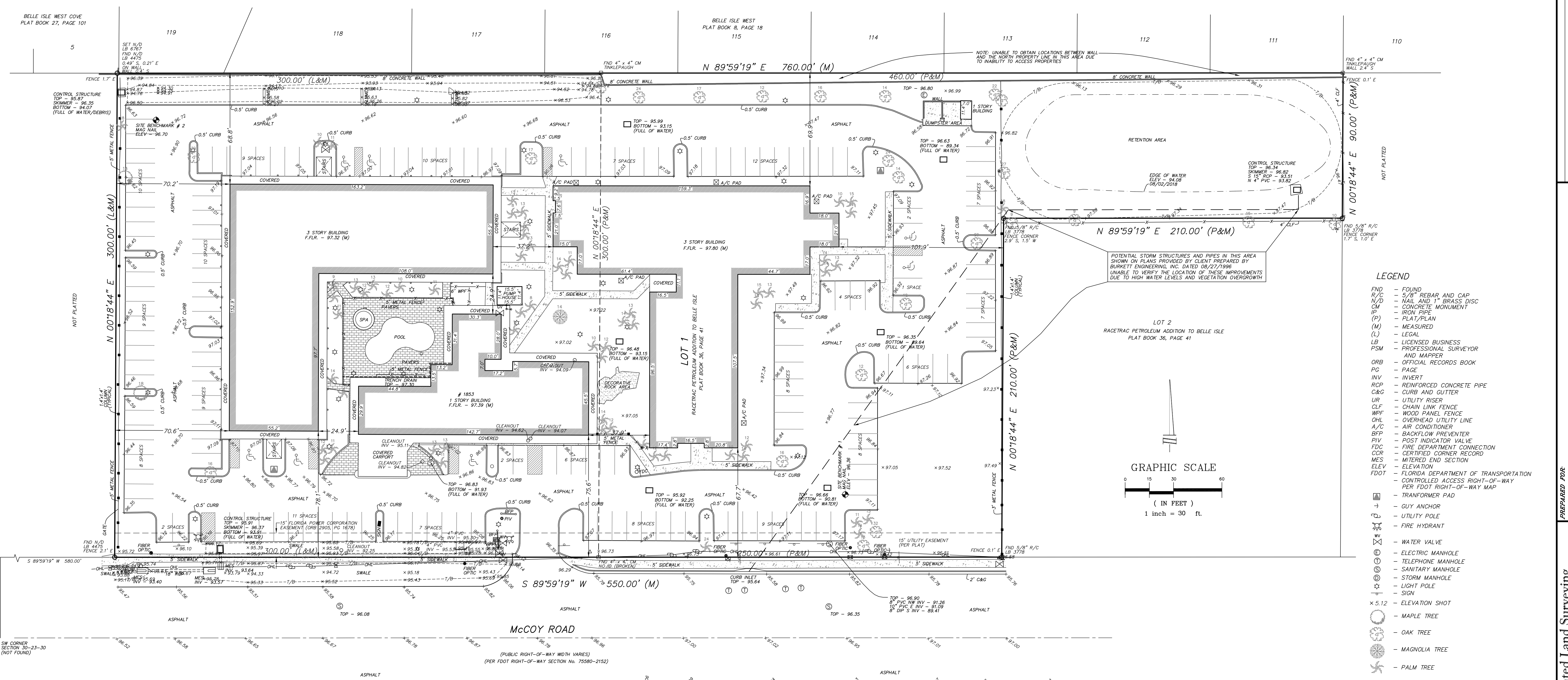
DUE TO EXISTING CONDITION SHOWN BEING PHOTOGRAPH ROOF HEIGHT/SLOPE IS NOT TO A SCALE. ROOF SPRING POINT AND SLOPE FOR ADDITION WILL MATCH THE EXISTING BUILDING.



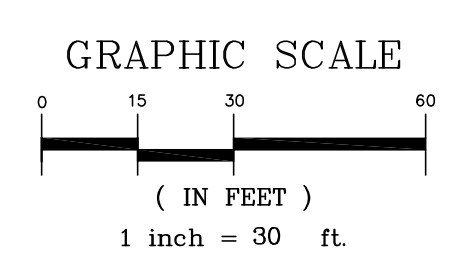
 **MCCOY RD ELEVATION**
SCALE

NOTE: BUILDING FLOOR TO FLOOR HEIGHTS ARE TO MATCH EXISTING DAYS INN FOR ABILITY TO CONNECT AS NOTED IN BUILDING FLOOR PLANS. ROOF SHALL ALIGN BOTTOM OF STRUCTURE TO BOTTOM OF EXISTING HOTEL ROOF BEARING NOTED. (28'-0")

EXTERIOR MATERIALS				EXTERIOR MATERIALS			
NO.	DESCRIPTION	QUANTITY	UNIT	NO.	DESCRIPTION	QUANTITY	UNIT
00001	CONCRETE	1000	SQ. FT.	00001	CONCRETE	1000	SQ. FT.
00002	BRICK	500	SQ. FT.	00002	BRICK	500	SQ. FT.
00003	GLASS	200	SQ. FT.	00003	GLASS	200	SQ. FT.
00004	PAINT	100	GAL.	00004	PAINT	100	GAL.
00005	ROOFING	500	SQ. FT.	00005	ROOFING	500	SQ. FT.
00006	LANDSCAPING	100	SQ. FT.	00006	LANDSCAPING	100	SQ. FT.
00007	MECHANICAL	50	UNIT	00007	MECHANICAL	50	UNIT
00008	ELECTRICAL	100	UNIT	00008	ELECTRICAL	100	UNIT
00009	PLUMBING	50	UNIT	00009	PLUMBING	50	UNIT
00010	FINISHES	100	SQ. FT.	00010	FINISHES	100	SQ. FT.



- LEGEND**
- FND - FOUND
 - R/C - 5/8" REBAR AND CAP
 - N/D - NAIL AND 1" BRASS DISC
 - CM - CONCRETE MONUMENT
 - IP - IRON PIPE
 - (P) - PLAT/PLAN
 - (M) - MEASURED
 - (L) - LEGAL
 - LB - LICENSED BUSINESS
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - ORB - OFFICIAL RECORDS BOOK
 - PD - PAGE
 - INV - INVERT
 - RCP - REINFORCED CONCRETE PIPE
 - C&G - CURB AND GUTTER
 - UR - UTILITY RISER
 - CLF - CHAIN LINK FENCE
 - WPF - WOOD PANEL FENCE
 - OHL - OVERHEAD UTILITY LINE
 - A/C - AIR CONDITIONER
 - BFP - BACKFLOW PREVENTER
 - PIV - POST INDICATOR VALVE
 - FDC - FIRE DEPARTMENT CONNECTION
 - CCR - CERTIFIED CORNER RECORD
 - MES - METERED END SECTION
 - ELEV - ELEVATION
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - CONTROLLED ACCESS RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP
 - TRANSFORMER PAD
 - GUY ANCHOR
 - UTILITY POLE
 - FIRE HYDRANT
 - WATER VALVE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - LIGHT POLE
 - SIGN
 - x 5.12 - ELEVATION SHOT
 - MAPLE TREE
 - OAK TREE
 - MAGNOLIA TREE
 - PALM TREE



- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
 - 4) SYMBOLS NOT TO SCALE.
 - 5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
 - 6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.
 - 7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
 - 8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
 - 9) ALL ELEVATIONS SHOWN HEREON ARE NAVD88 DATUM, DERIVED BY GPS OBSERVATION UTILIZING L-NET TOPNET GNSS NR1K V.0.07 ZONE FL83-EF.
 - 10) COURSES AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.
 - 11) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF McCOY ROAD, BEING S 89°59'19" W PER THE RECORD PLAT.
 - 12) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0430 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
 - 13) TREES 6" AND LARGER IN DIAMETER WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.

LEGAL DESCRIPTION (PROVIDED PER CLIENT)

PARCEL 1

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:

THE SOUTHERLY 350.00 FEET OF THE EASTERLY 300.00 FEET OF THE WESTERLY 880.00 FEET OF THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, IN THE COUNTY OF ORANGE, STATE OF FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTHERLY 50 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL 2:

LOT 1, RACETRAC PETROLEUM ADDITION TO BELLE ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

BOUNDARY AND TOPOGRAPHIC SURVEY
DAYS INN - # 1853 McCOY ROAD
ORANGE COUNTY, FLORIDA

ELECTRONIC FILE:
IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR THE STAMP SHOWN USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

LIMITATION OF LIABILITY:
RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

NOTICE OF COPYRIGHT:
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DNK HOMES

PREPARED FOR

Associated Land Surveying & Mapping, Inc.

1681 POWELL ST. LAKEWOOD, FLORIDA 32760
PH: (407) 869-5002, FAX: (407) 869-8593
CENTRE OF EXCELLENCE IN SURVEYING AND MAPPING

SCALE: 1" = 30'
DWG. NO. 18072.DWG
JOB NO. 8072
SURVEY DATE: 09/22/2018

L. CARTER, SURVEYOR
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CERTIFIED FOR ASSOCIATED LAND SURVEYING & MAPPING, INC.

SURVEY DATE: 09/22/2018
L. CARTER, SURVEYOR
J. JACKSON, SURVEYOR
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 of 1