

---

**NOTICE OF PUBLIC MEETING**  
**May 23, 2017- 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.](#) Public Hearing Case #2017-04-028 - Pursuant to City of Belle Isle Land Development Code Sec. 50-33(2)(d), the Board shall review an informal plat for recommendation to City Council, submitted by applicant Hoffner Fruit, LLC consisting of one tax parcel referenced located at 4400 Hoffner Avenue, Belle Isle, FL 32812, Orange County also known as Parcel #20-23-30-0000-00-012.
- [3.](#) Public Hearing Case #2017-04-043 - 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 fence with gate in the front yard of a residential property, submitted by applicant Daniel Barnes located at 6838 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-090.
- [4.](#) Public Hearing Case #2017-04-013 - Pursuant to Belle Isle Code Sec. 50-102 (a) (5) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a detached garage in a residential district closer than the required twenty feet from the right-of-way, submitted by applicant Margo Mauldin located at 7026 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-171.
5. Other Business
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.

---

## **NOTICE OF PUBLIC MEETING**

**MAY 23, 2017 – 6:30PM**

---

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

#### **ITEM 2**

#### **MEMORANDUM**

**TO:** Planning and Zoning Board

**DATE:** May 12, 2017

#### **PUBLIC HEARING CASE #2017-04-028**

Pursuant to City of Belle Isle Land Development Code Sec. 50-33(2)(d), the Board shall review an informal plat for recommendation to City Council, submitted by applicant Hoffner Fruit, LLC consisting of one tax parcel referenced located at 4400 Hoffner Avenue, Belle Isle, FL 32812, Orange County also known as Parcel #20-23-30-0000-00-012.

#### **Background:**

1. On April 17, 2017, Randy Holihan representing the applicant Hoffner Fruit, LLC submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 13, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, May 11, 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.

---

#### **SAMPLE MOTION TO APPROVE or DENY:**

"I move to recommend (Approval / Denial / or Approve with conditions) to City Council this request of an informal plat submitted by applicant Hoffner Fruit, LLC consisting of one tax parcel referenced located at 4400 Hoffner Avenue, Belle Isle, FL 32812, Orange County also known as Parcel #20-23-30-0000-00-012.

---

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.

**INFORMAL/FORMAL SUBDIVISION APPLICATION**

DATE: 4/17/17

CASE #: 2017 04-028

<b>A fee of \$1000+ for an Informal Subdivision and \$5000+ for a Formal Subdivision (ORD Sec 54-171). Plus cost of special studies and engineering review fees. Belle Isle, FL Code of Ordinances CH 54, ART IV, DIV 4, SEC 54-171-175</b>	
Address or location of subdivision <u>4400 Haffner Ave.</u> <u>Orlando, FL 32812</u>	Owner name <u>Haffner Fruit, LLC</u>
	Owner phone <u>407-835-9000</u>
	Owner address <u>200 S. Biscayne Blvd.</u> <u>Floor 6, Miami, FL 33131</u>
Engineer's name (Formal Subdivision) <u>Geoffrey Sumit</u>	Attorney/Consultant Name <u>Richard Shermer</u>
Engineer phone (Formal Subdivision) <u>407-323-0705</u>	Attorney/Consultant Phone <u>786-437-7452</u>
Engineer address (Formal Subdivision) <u>3667 Simonton Place</u> <u>Lake Mary, FL 32746</u>	Surveyor (Informal Subdivision) <u>Abraham Remchuk</u>
Engineer Email (Formal Subdivision) <u>geoff@gleng.com</u>	Zoning of property Square footage of property <u>C-1</u> <u>232,036</u>
<i>Belle Isle, FL Code of Ordinances Sub Part B Land Development Code, CH 50 Performance and Designs Regulations, ART II Subdivision Regulations Sec 50-31 through 50-38</i>	

**Information needed for review:**

1. Application for Informal/Formal Subdivision. **FOR AN INFORMAL SUBDIVISION PLEASE PROVIDE ITEM #2 and #9 ONLY.**
2. A plat map drawn to scale and certified by a licensed surveyor or engineer, including the following information:
  - (i) Existing and proposed parcels;
  - (ii) Existing structures and their setbacks;
  - (iii) Square footage of each parcel;
  - (iv) Lot line measurements and bearings;
  - (v) Existing and/or proposed access;
  - (vi) Existing and proposed easements;
  - (vii) All creeks, streams, wetlands, steep slopes and any other sensitive areas including buffers and setbacks;
  - (viii) Existing topography of the land indicated by contours of two-foot intervals for slopes less than 20 percent and five-foot intervals for slopes of 20 percent or greater.
  - (viii) Contours must be shown 25 feet past the property line when possible;
  - (ix) Appropriate approval and signature blocks;
3. A conceptual road, drainage and utility plan;
4. A letter from the appropriate water supplier serving the area of the subdivision certifying connections;
5. Certificate of sewer availability or alternate sewage disposal plan approved by Orange County Health Department
6. Certificate of fire hydrant availability;

7. Preliminary drainage report appropriate to the site;
8. A statement from the applicant that, if a bond is posted in lieu of completion of required improvements before recording the plat, the applicant grants a right of entry to the bonding company and to the city to complete any work subject to the performance bond;
9. **FOR FINAL PLAT APPROVAL.** Title certification as required by F.S. Chapter 177, issued within 10 days before final approval is scheduled, and showing that taxes are current and that required easements for private roads, if any, have been established of public record and that the applicant has an ownership interest in the land at the time of granting approval.
10. A completed environmental checklist when required.
11. Completed applications for other applicable permits if the permits are to be processed with the short subdivision or copies of issued permits if they have been previously approved.
12. Reports and studies from professionals employed by the applicant, providing information on environmentally sensitive areas, as applicable.
13. **Informal/Formal subdivisions shall proceed according to Chapter 54-Zoning Districts and Regulations of the City of Belle Isle Municipal Code and all applicable state regulations.**


\_\_\_\_\_The applicant hereby states that the property for which this hearing is requested has not been the

CHK RCD 4/19/2017 #004935-1,000.

subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies. Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the

property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

  
Agent  
APPLICANT'S SIGNATURE

  
Agent  
OWNER'S SIGNATURE

FOR OFFICE USE ONLY:	FEE	<u>1000</u>	<u>4/19/2017</u>	<u>CAN</u>	<u>004935</u>	<u>g2</u>
	Amount		Date Paid	Check/Cash	Rec'd By	
Recommendation of Planning Board: Approve: _____ Deny: _____ Approve with conditions: _____						
Council Action: Approve: _____ Deny: _____ Approve with conditions: _____						



## 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 Jarvis  
District 3

Gregg Templin  
District 4

Rainey Lane  
District 5

John McLeod  
District 6

May 11, 2017

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

APPLICANT: Hoffner Fruit, LLC.  
P&Z CASE #2017-04-028  
REQUEST 4400 Hoffner Avenue  
PARCEL ID #20-23-30-0000-00-012

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, May 23, 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:

Pursuant to City of Belle Land Development Code Sec. 50-33(2)(d), the Board shall review an informal plat for recommendation to City Council, submitted by applicant Hoffner Fruit, LLC consisting of one tax parcel referenced located at 4400 Hoffner Avenue, Belle Isle, FL 32812, Orange County also known as Parcel #20-23-30-0000-00-012.

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

Parcel	FullName	FullName2	Address	City	StZip
302317000000062	SJS BELLE ISLE COMMONS LLC		1114 WYNNWOOD AVE	CHERRY HILL	NJ. 08002
302317000000036	SULGRAVE INVESTMENTS LLC		7027 E BROWARD BLVD STE 2013	FORT LAUDERDALE	FL. 33317
302317438503530	MCGRIFF MARION B		5127 DARDEN AVE	BELLE ISLE	FL. 32812
302317438503540	ROBERTS ANITA M		5135 DARDEN AVE	BELLE ISLE	FL. 32812
302317438503550	TRUESDELL E JOANNE		5143 DARDEN AVE	BELLE ISLE	FL. 32812
302320937500570	PAULASKAS STEPHANIE CORNELIA LUTZ	PAULASKAS PAUL A	5310 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500140	WINDSOR PLACE HOMEOWNERS ASSN INC		C/O SPECIALTY MGMT CO   882 JACKSON AVE	WINTER PARK	FL. 32789
302320937500002	ORANGE COUNTY BCC		C/O REAL ESTATE MNGT DEPT   PO BOX 1393	ORLANDO	FL. 32802
302320937500160	CONVILLE JOSEPH A TR	CONVILLE NILDA L TR	5309 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500130	BERGMAN WILLIAM C		5327 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500110	WAGNER VICKIE C		1345 LONG ST	ORLANDO	FL. 32805
302320365000012	REGIONS BANK		250 RIVERCHASE PKWY E STE 600	HOOVER	AL. 35244
302317438503220	SAND ROLAND G	SAND ANN L	5126 DARDEN AVE	BELLE ISLE	FL. 32812
302317438503210	BRAZLEY GARY K	BRAZLEY CONSTANCE Y	5134 DARDEN AVE	BELLE ISLE	FL. 32812
302320937500550	TOLINI JOSEPH A	TOLINI DEBORAH R	5344 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500010	BOGOSLAVSKY BRUCE		1320 W OAK RIDGE RD	ORLANDO	FL. 32809
302320937500440	WINTERHOFF RALPH G	WINTERHOFF CAROL	3708 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500430	MINTZ FRED DEE III	MINTZ KELLY SUE	3660 ROTHBURY DR	BELLE ISLE	FL. 32812
302320000000032	DOT/STATE OF FLORIDA		719 S WOODLAND BLVD	DELAND	FL. 32720
302320937500060	TAULBEE MARK A	TAULBEE DIANNE A	3715 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500070	RUBACK MICHAEL L	RUBACK KATHY A	3709 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500510	HEDRICK ROBERT E JR	HEDRICK DONNA L	5368 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500460	EVANS MICHAEL W	EVANS SUSAN G	3720 ROTHBURY DR	BELLE ISLE	FL. 32812
302320365000011	5211 ORLANDO LLC		777 BRICKELL AVE STE 630	MIAMI	FL. 33131
302320937500560	CARTER WILLIAM R		C/O SHARON BLACK CARTER   762 SAINT MARKS A	BROOKLYN	NY. 11216
302320937500530	PANTALONE JAMES M	PANTALONE CYNTHIA L	5356 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500030	PAYNE JAMES B	PAYNE LYN L	3733 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500500	HOWELL JAMES CARY	ISAAC DONALD L JR	3744 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500150	ARANGO JUAN C	ARANGO KRISTIN G	5315 HAWFORD CIR	ORLANDO	FL. 32812
302320937500120	PAERES ALEJANDRO		5333 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500540	ROMITO RICK A	ROMITO DAWN R	5350 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500090	BURNETT MICHAEL	BURNETT CHRISTINA	5357 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500490	TUGGLE DAVID		3738 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500020	DEONARINESINGH RENUKA D	DEONARINESINGH KENNY	3739 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500520	BETROS ANTHONY F	BETROS LISA M	5362 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500470	ESSIE SANDUSKY TRUST		C/O ESSIE S SANDUSKY TRUSTEE   3726 ROTHBURY	BELLE ISLE	FL. 32812
302320937500100	DINARDO ANTHONY C	GOLAB TAWANA	5345 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500040	BARTLE DOUGLAS	BARTLE ANGELICA M	3727 ROTHBURY DR	BELLE ISLE	FL. 32812
302320365000013	HOFFNER COMMONS LLC		300 N BROADWAY STE 2B	GREEN BAY	WI. 54303
302320000000008	TALWAG INVESTMENTS L P		ATTN: TAX DEPT #32164   PO BOX 711	DALLAS	TX. 75221
302320937500080	KERNS ASHLEY E	LUCAS JAMES III	4052 QUENITA DR	WINTER PARK	FL. 32792
302320937500050	JUAREZ RUBEN F	JUAREZ LAURA O	3721 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500480	MILLSAPS JEFFREY DEAN	MILLSAPS DIANA L	3732 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500450	RUSSELL JOHN E	RUSSELL JENNIFER J	3714 ROTHBURY DR	BELLE ISLE	FL. 32812
302320000000013	WENDYS PROPERTIES LLC		ATTN: TAX DEPARTMENT   1 DAVE THOMAS BLVD	DUBLIN	OH. 43017
302320000000012	HOFFNER FRUIT LLC		200 S BISCAYNE BLVD FL 6	MIAMI	FL. 33131
302320000000006	R R R LTD		6000 RIVERSIDE DR APT A325	DUBLIN	OH. 43017

# ORANGE COUNTY, FLORIDA

## STATEMENT OF LIEN SETTLEMENT REQUIREMENTS FOR Current Year Payable Taxes, Tax Sales and Capitol Improvements

Tax Item No:

OCPA No.: 58340

Complete Plat Name: HOFFNER FRUIT

Size: 5.327 AC

Contact Person: ABRAHAM REMCHUK

Phone: 407-262-0957 Ext.

This form is used to verify that all currently payable taxes are paid and all County liens are settled as required by County Ordinances prior to record of plats. Beginning with delivery of a copy of the most current plat to the Property Appraiser, the routing of this form is as follows:

(1) Property Appraiser Office	200 S. Orange Avenue	Suite 1700 (SunTrust Bldg.)	Ph. (407) 836-5077
(2) Tax Collector	200 S. Orange Avenue	Suite 1600 (SunTrust Bldg.)	Ph. (407) 836-2700
(3) Special Assessments/Finance Dept.	201 S. Rosalind Avenue	4th Floor (Administration Center)	Ph. (407) 836-5770
(4) Official Records	109 E. Church Street	Suite 300	Ph. (407) 836-5115

**Note:** Step 3 is to be omitted for plats located within municipalities.

(1) Property Appraiser Office The above named plat includes property contained in all or part of the following parcel(s).

Part	All	Parent Parcel Number(s)	Mill Code	Ag*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20 23 30 0000 00 012	BI 20	<input type="checkbox"/>

Notes:

Prepared By:

*Julie Thayer*

Date: 04/13/2017

(2) Tax Collector

Current and delinquent taxes must be paid at the Tax Collector's Office.

As of

*4/13/17*

Real Estate Taxes for the above Parcel(s) are current.

Prepared By:

*[Signature]*

Date:

*4/17/17*

(3) Special Assessments/Finance and Accounting Department

Outstanding Capital Improvements Liens

MSTU/BU No

Amount Owed

Receipt No

Prepared By:

Date:

Pursuant to F.S. 197.192, I agree to pay Orange County Tax Collector when billed (usually in November of the tax roll year applicable), the amount sufficient to pay the bill on the parcel(s) identified in STEP (1)

Signature of Owner or Representative

*Robert A. Monaco*

Date:

*APRIL 17, 2017*

### Additional Notes:

Any revision to the Plat, Condominium, or Timeshare requires an updated Tax Lien Settlement Statement. This form does not constitute final approval for the Plat, Condominium, or Timeshare recordings.

### Tax Year Notice:

All Plat(s), Condominium(s), and Timeshare(s) to be recorded after August 15th might not be processed in the current tax year due to final tax roll deadlines.

All Plat(s), Condominium(s), and Timeshare(s) to be recorded after October 1st will require a new or updated Tax Lien Statement for the current tax year.



# HOFFNER FRUIT

LOCATED IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
CITY OF BELLE ISLE, ORANGE COUNTY, FLORIDA

## DESCRIPTION

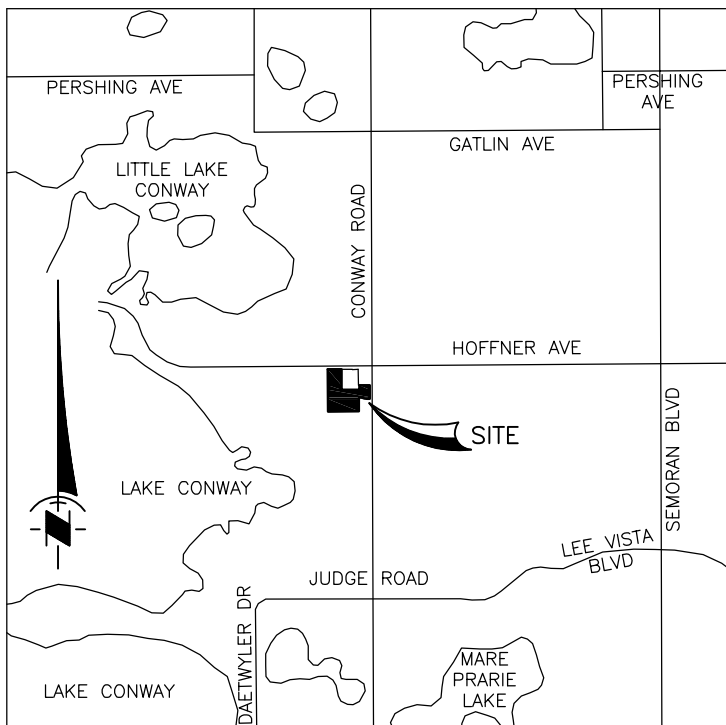
COMMENCING AT NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°45'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 660.11 FEET; THENCE RUN SOUTH 00°08'04" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00°08'06" EAST, A DISTANCE OF 9.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOFFNER AVENUE PER ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 5493, PAGE 938, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 88°58'35" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 175.12 FEET; THENCE RUN NORTH 89°45'02" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 22.10 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 00°08'04" EAST, A DISTANCE OF 301.07 FEET; THENCE RUN NORTH 89°51'56" EAST, A DISTANCE OF 264.27 FEET; THENCE RUN NORTH 00°08'04" WEST, A DISTANCE OF 68.05 FEET; THENCE RUN NORTH 89°55'50" EAST, A DISTANCE OF 151.18 FEET TO THE EAST RIGHT OF WAY LINE OF CONWAY ROAD PER SAID ORDER OF TAKING; THENCE RUN SOUTH 00°11'52" EAST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 198.49 FEET; THENCE DEPARTING SAID EAST RIGHT OF RIGHT OF WAY LINE RUN SOUTH 89°55'50" WEST, A DISTANCE OF 37.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.50 FEET AND A CENTRAL ANGLE OF 27°44'27"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 84.97 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 29.50 FEET AND A CENTRAL ANGLE OF 117°55'15"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 60.71 FEET; THENCE RUN SOUTH 00°14'58" EAST, A DISTANCE OF 178.97 FEET TO THE NORTH LINE OF WINDSOR PLACE PHASE II AS RECORDED IN PLAT BOOK 30, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'02" WEST, ALONG SAID NORTH LINE A DISTANCE OF 450.48 FEET TO THE EAST LINE OF SAID WINDSOR PLACE PHASE II; THENCE RUN NORTH 00°08'04" WEST, ALONG SAID EAST LINE A DISTANCE OF 620.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,036 SQUARE FEET OR 5.327 ACRES, MORE OR LESS.

## NOTES

- BEARINGS ARE ASSUMED RELATIVE TO NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AS BEING NORTH 89°45'02" EAST.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 77.091 (28)
- SUBJECT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS FOR HOFFNER CENTER RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3562, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- SUBJECT TO SHORT FORM LEASE BY AND BETWEEN PTC ENTERPRISES, INC., A FLORIDA CORPORATION AND WINN-DIXIE STORES, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4712, PAGE 3593; NOTICE OF ASSIGNMENT OF TENANT'S INTEREST IN LEASES RECORDED DECEMBER 18, 2006 IN OFFICIAL RECORDS BOOK 9022, PAGE 2511; AND MEMORANDUM OF EXCLUSIVE PROPERTY MANAGEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9022, PAGE 2563, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- SUBJECT TO MORTGAGE AND SECURITY AGREEMENT EXECUTED BY PTC ENTERPRISES, INC. TO SOUTHTRUST BANK OF ALABAMA RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3598; ASSIGNMENT OF RENTS AND LEASES RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3614; FINANCING STATEMENT RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3623; SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3627; ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS TO INDIANAPOLIS LIFE INSURANCE COMPANY RECORDED DECEMBER 1, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1797; UCC STATEMENT OF CHANGE RECORDED DECEMBER 1, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1801; AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT RECORDED DECEMBER 1, 1994 IN BOOK 4826, PAGE 1802; AMENDED AND RESTATED ASSIGNMENT OF RENTS AND LEASES RECORDED DECEMBER 1, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1828; SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT RECORDED DECEMBER 1, 1996 IN OFFICIAL RECORDS BOOK 4826, PAGE 1838; ASSUMPTION AGREEMENT RECORDED DECEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 4829, PAGE 3144; FINANCING STATEMENT RECORDED DECEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 4829, PAGE 3158; FINANCING STATEMENT RECORDED JULY 14, 1995 IN OFFICIAL RECORDS BOOK 4916, PAGE 4494; UCC STATEMENT OF CHANGE RECORDED OCTOBER 27, 1999 IN OFFICIAL RECORDS BOOK 5868, PAGE 4744; ASSIGNMENT, ASSUMPTION AND AMENDATORY AGREEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5864; ASSIGNMENT, ASSUMPTION AND AMENDATORY AGREEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5898; UCC FINANCING STATEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5922; UCC FINANCING STATEMENT AMENDMENT RECORDED OCTOBER 19, 2004 IN OFFICIAL RECORDS BOOK 7665, PAGE 108; ASSIGNMENT OF MORTGAGE TO CAPITAL CROSSING BANK RECORDED JUNE 8, 2006 IN OFFICIAL RECORDS BOOK 8685, PAGE 4691; ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT TO CRANBERRY FINANCIAL, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 9840, PAGE 251; ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 9840, PAGE 255; ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT TO ADMIRALS BANK RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 10745, PAGE 8977; AND ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 10745, PAGE 8981, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MARCH 30, 1999 IN OFFICIAL RECORDS BOOK 5715, PAGE 492, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- LEASEHOLD MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING (FLORIDA) TO WACHOVIA BANK RECORDED JUNE 27, 2005 IN OFFICIAL RECORDS BOOK 8041, PAGE 1929; MODIFICATION NO. 1 RECORDED DECEMBER 18, 2006 IN OFFICIAL RECORDS BOOK 9022, PAGE 2521, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND CERTIFICATE OF CONFIRMED PLAN OF REORGANIZATION RECORDED NOVEMBER 21, 2006 IN OFFICIAL RECORDS BOOK 13654, PAGE 693, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- TRACT "A" IS CREATED FOR ACCESS TO THE SUBJECT PROPERTY. TRACTS "B" AND "C" ARE CREATED FOR SURFACE WATER DRAINAGE OR RETENTION.

## VICINITY MAP



## ABBREVIATION LISTING

CM	=	CONCRETE MONUMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
(NR)	=	NON-RADIAL
NT	=	NON-TANGENT
ORB	=	OFFICIAL RECORDS BOOK
PCP	=	PERMANENT CONTROL POINT
PRM	=	PERMANENT REFERENCE MONUMENT
PC	=	POINT OF CURVATURE
PRC	=	POINT OF REVERSE CURVATURE
PT	=	POINT OF TANGENCY
R	=	RADIUS
Δ	=	CENTRAL ANGLE
L	=	ARC LENGTH
CHB	=	CHORD BEARING
CHD	=	CHORD DISTANCE
CCR	=	CERTIFIED CORNER RECORD
LB	=	LICENSED BUSINESS
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 20-23-30	=	SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST
DOC #	=	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

## INDEX

SHEET 1 OF 2 -- COVER SHEET  
SHEET 2 OF 2 -- LOT AND BOUNDARY GEOMETRY

## CORNER SYMBOL LEGEND

- SET NAIL & DISK PCP LB 3778 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT PRM LB 3778 (UNLESS OTHERWISE NOTED)
- CHANGE IN DIRECTION, ETC. (NO CORNER SET)

## NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## PLAT BOOK

## PAGE

### HOFFNER FRUIT

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, HOFFNER FRUIT, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned KEVIN J SANZ thereunto duly authorized on this\_\_\_\_day of \_\_\_\_\_, 2017

HOFFNER FRUIT, LLC, a Florida limited liability company

WITNESS: \_\_\_\_\_

Printed Name: \_\_\_\_\_

By: KEVIN J SANZ

WITNESS: \_\_\_\_\_

Its: Manager

Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY, that on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared KEVIN J SANZ, acting in his capacity as Manager of HOFFNER FRUIT, LLC, a Florida limited liability company, who is ( ) personally known to me or ( ) produced \_\_\_\_\_, as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be a free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public

Typed, Written or Stamped Name

Commission Expiration Date \_\_\_\_\_

and/or Serial No. \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_

the City Council of the City of Belle Isle approved the foregoing plat.

Mayor, City of Belle Isle

City Clerk, City of Belle Isle

Printed Name

Printed Name

## CERTIFICATE OF APPROVAL BY CITY OF BELLE ISLE PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on \_\_\_\_\_

the Planning and Zoning Commission Chairman of the City of Belle Isle approved the foregoing plat.

Signed \_\_\_\_\_ Planning & Zoning Commission Chairman

Printed Name

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 13, 2016 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat was prepared under his direction and supervision and is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; that said plat or subdivision meets all requirements as set forth in Chapter 177 and that said land is located in Section 2, Township 23 South, Range 31 East, Orange County, Florida.

## PRELIMINARY

Date:

ABRAHAM I. REMCHUK

Florida Registration No. 6813

TINKLEPAUGH SURVEYING SERVICES INC.

LICENSED BUSINESS No. 3778

5125 ADANSON STREET, SUITE 800

ORLANDO, FLORIDA 32804

## CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Florida Statutes, and was filed for record

on \_\_\_\_\_

at \_\_\_\_\_ File No. \_\_\_\_\_

County Comptroller

in and for Orange County, Florida

By: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

City Surveyor

Date

## Tinklepaugh

SURVEYING SERVICES, INC.

5125 Adanson Street Suite 800 • Orlando, Florida 32804

Tele. No. (407) 262-0957 LICENSED BUSINESS No. 3778

I:\T17A42\dwg\T17A42-PLAT.dwg SX-8441

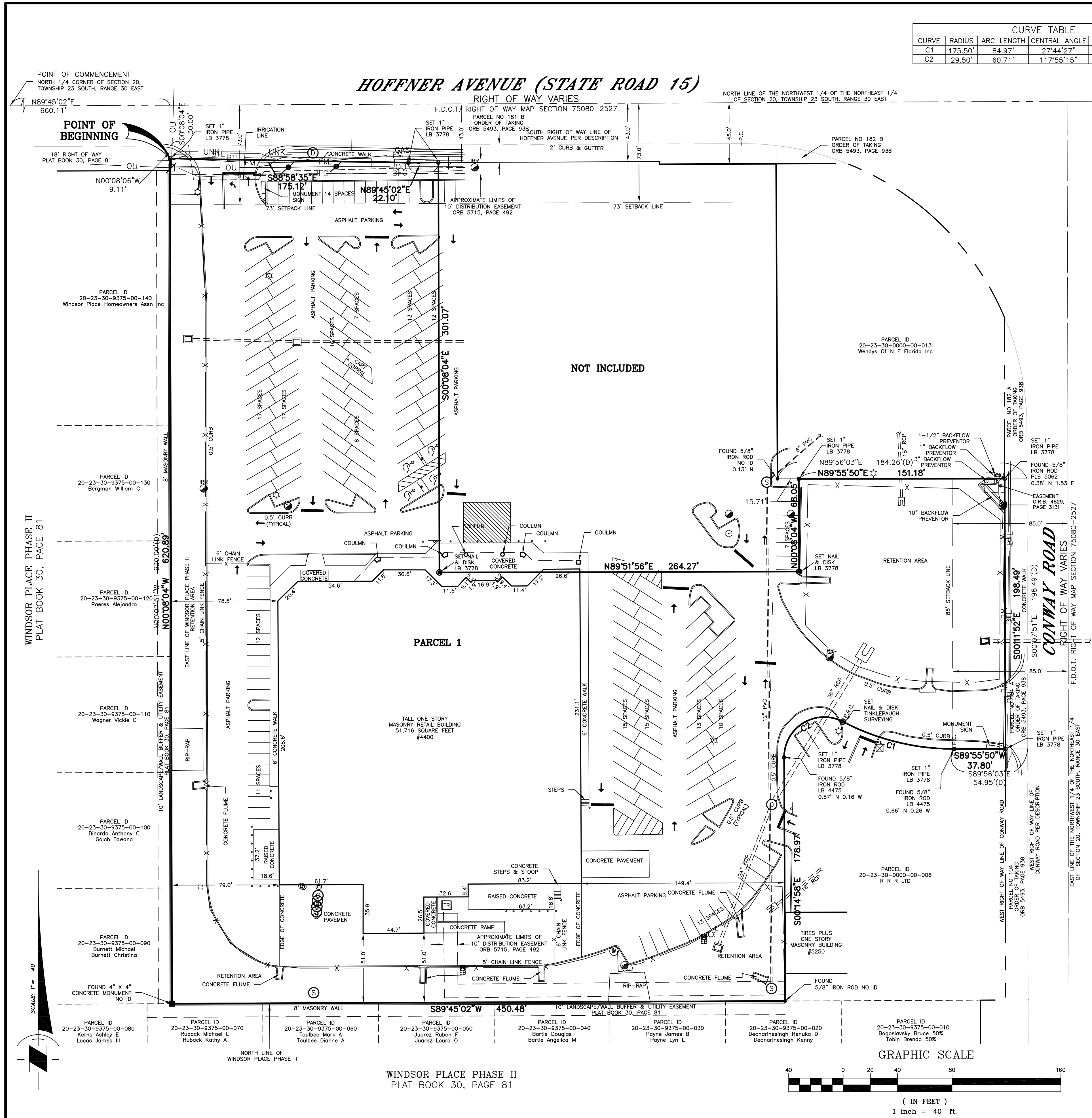


## PAGE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- Page 9 -

\\SERVER01\\Drawings\\T17442.dwg T17442-BNDY.dwg



---

**Variance Application:** 6838 Seminole Drive

**Applicant Request:** Variance to allow a fence in the front yard

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

**Review Comments**

This variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a fence in the front yard. The code expressly prohibits fences or walls in the front yard of a property. The applicant was not aware of the code requirements and installed a fence with gate in the front yard of his property.

The board in granting an application for the variance may consider as justifying criteria, the following:

1. A difference in grade between the property upon which the fence will be installed and the immediately adjacent property;
2. The height or construction materials of already existing abutting walls or fences; and/or
3. Conditions existing upon or occupational use of adjacent property creating an exceptional privacy or security need of applicant.

The requirements of Sec. 42-64 (1) except for subsections 42-64 (1) (d) and (1) (f) shall otherwise be met.

The applicant has provided information supporting the variance request. Please see this information enclosed with this agenda item packet.

**Staff Recommendation**

Based on the applicant's identification that privacy and security are primary issues for installing the fence, coupled with the lot configuration being narrower in the front, staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) and the required criteria in Sec. 42-64 (1).

---

## NOTICE OF PUBLIC MEETING

MAY 23, 2017 – 6:30PM

---

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

#### ITEM 3 M E M O R A N D U M

TO: Planning and Zoning Board  
DATE: May 12, 2017

#### PUBLIC HEARING CASE #2017-04-043

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 fence with gate in the front yard of a residential property, submitted by applicant Daniel Barnes located at 6838 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-090.

#### Background:

1. On April 6, 2017, Daniel Barnes applicant and homeowner submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 13, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, May 11, 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.

---

#### SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, 50-102 (b) (16) and Sec. 42-64 of the Belle Isle Land Development Code having been met to approve this request for a variance to place a fence with gate in the front yard of a residential property, submitted by applicant Daniel Barnes located at 6838 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-090.

#### SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, 50-102 (b) (16) and Sec. 42-64, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* having NOT been met; *[may be used in addition to above or alone]* to deny this request for a variance to place a fence with gate in the front yard of a residential property, submitted by applicant Daniel Barnes located at 6838 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-090.

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

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

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

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

---

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



APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 6 APRIL 2017

P&Z CASE #: 2017 04-043

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: May 23 2017

APPLICANT: Daniel Barnes

OWNER: Daniel & Caryl Barnes

ADDRESS: 6838 Seminole Dr

Same

Belle Isle FL 32812

clmboSPd@yahoo.com

PHONE: 630 675 0356

PARCEL TAX ID #: 29-23-30-4385-02-090

LAND USE CLASSIFICATION: Single Fam Class IV ZONING DISTRICT: \_\_\_\_\_

DETAILED VARIANCE REQUEST: Front Yard Fence And Gate  
the fence was not permitted or a variance not requested  
homeowner was not aware of the process.

SECTION OF CODE VARIANCE REQUESTED ON: SEC 50.102 Accessory Structure (b)

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

4/26/2017  
Date Paid

CC 3171225  
Check/Cash

YD  
Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

Council Action: \_\_\_\_\_



# 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 Jarvis  
District 3

Gregg Templin  
District 4

Rainey Lane  
District 5

John McLeod  
District 6

May 11, 2017

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

APPLICANT: Daniel Barnes  
P&Z CASE: #2017-04-043  
REQUEST: 6838 Seminole Drive  
PARCEL ID: #29-23-30-4389-02-090

Dear Property Owner:

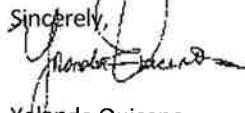
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, May 23, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

Public Hearing Case #2017-04-043

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 fence with gate in the front yard of a residential property, submitted by applicant Daniel Barnes located at 6838 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-090.

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



Parcel	FullName	FullName2	Address	City	StZip
302329438903170	SOTO JEANMARIE		7020 BARBY LN	BELLE ISLE	FL. 32812
302329438903150	OAF HOWARD J	OAF CLAUDYS C	7006 BARBY LN	BELLE ISLE	FL. 32812
302329438902141	SUGGS LINDA D		6922 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903250	PENROD CLAY W JR		7007 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902150	LANCE CYNTHIA G	LANCE PAUL ROBERT	3401 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302329438902130	MCCUTCHEN DANIEL C	MCCUTCHEN KAREN C	6916 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904020	STEPHENSON HEATHER A		7204 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903160	FERNANDEZ ALANA S		7012 BARBY LN	BELLE ISLE	FL. 32812
302329438903260	HUSMANN MARGARITA S TR		4391 BENEDICTINE CIR	ORLANDO	FL. 32812
302329438903180	LANAM LYNDIA REED MILLER		7026 BARBY LN	BELLE ISLE	FL. 32812
302329438903190	SCOTT DENISE M	SCOTT JAMES W	7032 BARBY LN	BELLE ISLE	FL. 32812
302329438903230	TURN2 VENTURES LLC		3102 FLORENE DR	ORLANDO	FL. 32806
302329438903220	DOUD ROBERT LEROY III		7025 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903202	DELL KAREN DOLORES ESTATE		7029 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904040	BLACK PEARL REALTY INVESTMENTS LLC		12769 NARCOOSSEE RD	ORLANDO	FL. 32832
302329438905010	ORANGE COUNTY BCC		C/O REAL ESTATE MNGT DEPT   PO BOX 1393	ORLANDO	FL. 32802
302329438904010	ORANGE COUNTY BCC		C/O REAL ESTATE MNGT DEPT   PO BOX 1393	ORLANDO	FL. 32802
302329438902171	MAUDLIN MARGO A		7026 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903270	ALVAREZ JORGE RAFAEL		6921 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903240	MARSHALL JOELLE		6714 HARVEST RUN DR	HARRISON	TN. 37341
302329438903201	MCKEE DARREN J	MCKEE KIMBERLY A	3315 WARREN PARK RD	BELLE ISLE	FL. 32812

Front Yard Fence Variance Request  
6838 Seminole Drive  
Belle Isle



## Special Conditions/Circumstances

The Property located at 6838 Seminole Drive was approved to bear an "L" shaped pattern resulting in numerous conditions unique to this property and creating several situations in which an approved front yard gate and fence would help alleviate.

- \* The front of the property at the street intersect of Seminole Drive is narrow while at the rear of the property it is wider. This creates a blockage of view at the street of the home and surrounding property due to the dwelling is set 300 feet from the street and offset on the lot.
- \* Since the owner took occupancy in June of 2016, two incidents of theft have occurred in areas at the front of the home. The thefts were in areas to the front of the dwelling and not visible from the street.
- \* Property is located within 6 houses from highly utilized Warren Park.
- \* The owner is issued an unmarked Orange County Sheriffs vehicle containing secured equipment vulnerable to damage and theft.
- \* Numerous solicitors in violation of posted signage constantly solicit homeowner for various domestic services.

## Creation of Special Conditions

The above special conditions are a direct result of the lot characteristics and construction location of the dwelling on the lot.

The owner has removed 8-12 foot shrubbery at the front of the lot at the sidewalk which has marginally improved street visibility, increased pedestrian visibility to exiting vehicles while reducing the level of privacy.

## Minimum Possible Variance/Alternative Methods Considered

Securing the property from vandalism and theft is best attained by securing the entrance to the Property hence forbidding entry. Crime prevention practitioners widely recognize that in order for crime to occur one would need a desire and opportunity. While we cannot control the desire we have all the control of opportunity.

neighborhood.

76 % (13 of 17) of current established lakefront homes on Seminole Drive possess a front yard gate and fence.

Increases the homeowner security and overall value of home.

Sets the bar for future similar construction projects in the area as current owners consider improvements.

Pending approval of the front yard fence and gate, the homeowner has installed a camera and Alarm system.

## **Purpose and Intent**

The fence (currently pictured on document front page) is esthetically pleasing and consistent with the

Fence allows clear visibility to pedestrians and vehicular traffic while exiting property while allowing clear visibility into the property for police patrols.



Nejame Law, P.A.  
189 South Orange Avenue  
Suite 1800  
Orlando, FL 32801  
407.500.0000

[www.nejamelaw.com](http://www.nejamelaw.com)

June 17, 2016

Mr. Daniel F. Barnes  
Mrs. Caryl A. Stumpp-Barnes  
6838 Seminole Drive  
Belle Isle, FL 32812

RE: 6838 Seminole Drive

Dear Mr. Palmer,

In connection with the above referenced property, attached hereto please find the original documents:

- 1) Warranty Deed; &
- 2) Owner's Policy of Title Insurance.

Thank you for the opportunity to serve you in this matter. Please contact our office if you have any questions or concerns.

Respectfully,

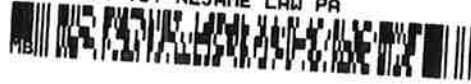
Nejame Law, P.A.

  
Michele Diglio-Benkiran, Esquire

Enclosure

Prepared By and Return To:  
Michele G. Diglio-Benkiran, Esq.  
NeJame Law, P.A.  
189 South Orange Avenue Suite 1800  
Orlando, FL 32801  
407-500-0000  
File Number: 12982-0002  
Consideration: \$940,000.00

DOCH 20160292931  
06/07/2016 03:40:03 PM Page 1 of 2  
Rec Fee: \$18.50  
Deed Doc Tax: \$6,580.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: NEJAME LAW PA



[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 3rd day of June, 2016 between Jeffrey Schlundt-Bodien and Susana Schlundt-Bodien, husband and wife, whose post office address is 6838 Seminole Drive, Belle Isle, FL 32812, grantor, and Daniel F. Barnes and Caryl A. Stumpp-Barnes, husband and wife whose post office address is 1900 Jake Street, Ste. 115, Orlando, FL 32814, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 8, BLOCK B, LAKE CONWAY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 138 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 70°00'00" E. (AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 8 AND LOT 9, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 20°00'00" W. A DISTANCE OF 152.25 FEET; THENCE RUN N. 70°00'00" W. A DISTANCE OF 30.00 FEET; THENCE RUN S. 20°00'00" W. 152.25 FEET MORE OR LESS TO THE WESTERLY WATER'S EDGE OF LAKE CONWAY; THENCE MEANDERING EASTERLY ALONG THE WATER'S EDGE TO A POINT ON THE EXTENSION OF THE EASTERLY LINE OF LOT 9, BLOCK B, LAKE CONWAY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 20°00'00" E. 330' MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE RUN N. 70°00'00" W. 55.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

Parcel Identification Number: 29-23-30-4389-02090

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


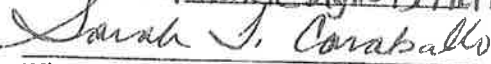
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.


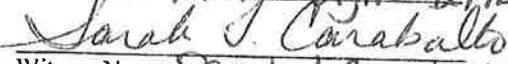


**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Michele Dighio Benken  
  
Witness Name: Sarah I. Caraballo

 (Seal)  
Jeffrey Schlundt-Bodien


  
Witness Name: Michele Dighio Benken  
  
Witness Name: Sarah I. Caraballo

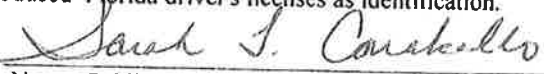
 (Seal)  
Susana Schlundt-Bodien

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 3rd day of June, 2016 by Jeffrey Schlundt-Bodien and Susana Schlundt-Bodien, who ☐ are personally known or ☒ have produced Florida driver's licenses as identification.

[Notary Seal]

  
Notary Public State of Florida  
Sarah I. Caraballo  
My Commission EE 846927  
Expires 10/28/2016

  
Notary Public

Printed Name: Sarah I. Caraballo

My Commission Expires: 10/28/2016

## OWNER'S POLICY OF TITLE INSURANCE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
  - (a) A defect in the Title caused by:
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

(Covered Risks continued)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
4 Star • 1000000  
200 Second Avenue South • Birmingham, Alabama 35201  
(205) 371-1111



*Matthew Seligson* President  
*David Wald* Secretary

SERIAL  
OF6-8380317

PREPARED BY:

# EXACTA

Land Surveyors, Inc.

www.exactaland.com

Toll Free 866-735-1916 • F 866-744-2882



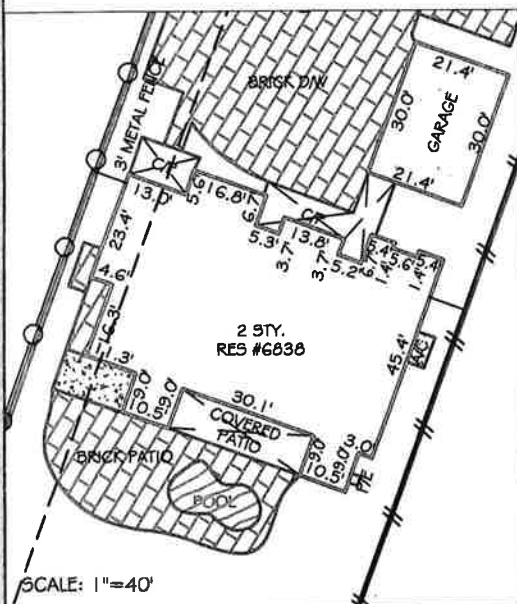
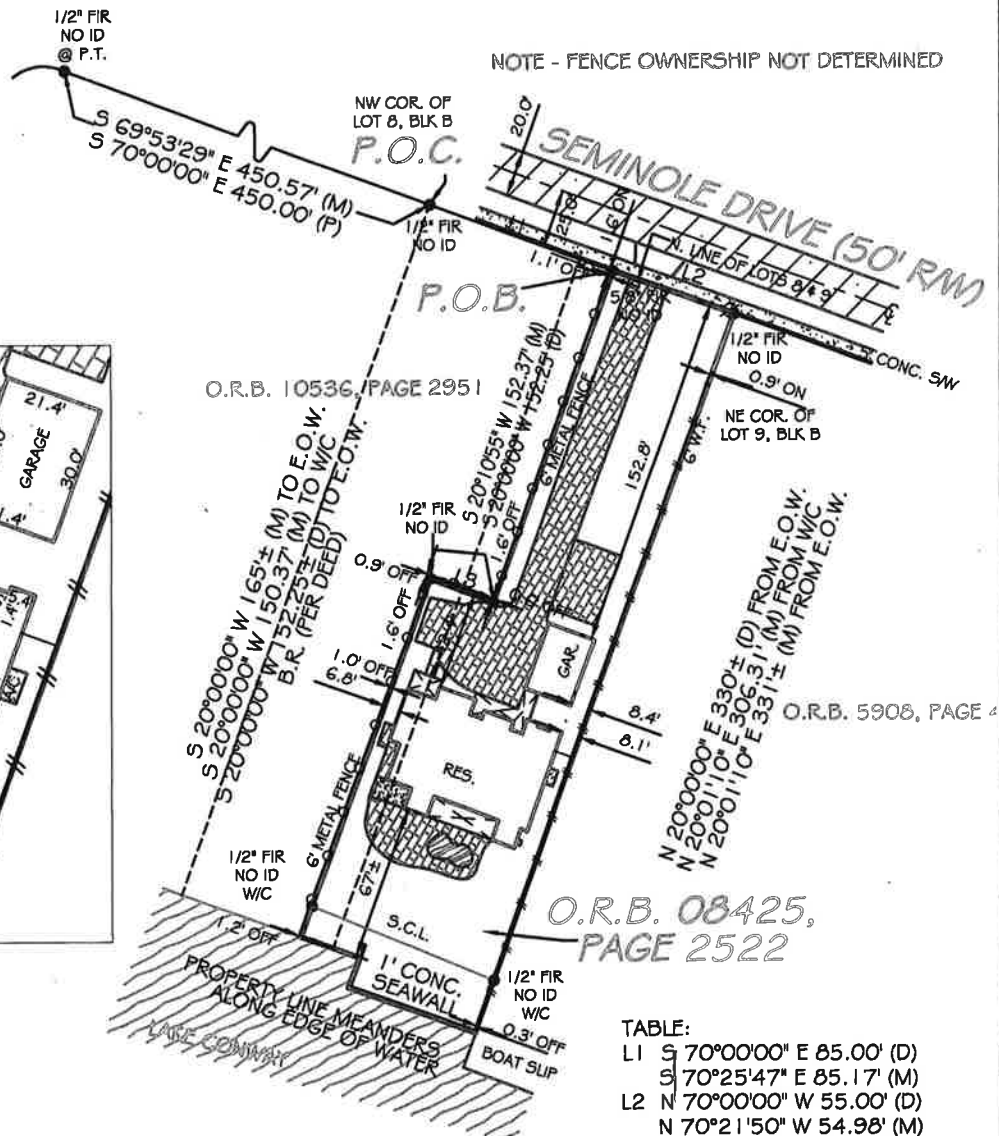
PROPERTY ADDRESS: 6838 SEMINOLE DRIVE BELLE ISLE, FLORIDA 32812

SURVEY NUMBER: 1605.2817

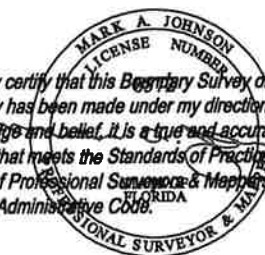
FIELD WORK DATE: 5/18/2016

REVISION DATES: (REV.0 5/19/2016)

**1605.2817**  
**BOUNDARY SURVEY**  
**ORANGE COUNTY**



I hereby certify that this Boundary Survey of the herein described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.



Mark A. Johnson  
State of Florida Professional Surveyor and Mapper  
License No. 6572



GRAPHIC SCALE (In Feet)

1 inch = 80' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

**FLOOD INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE

**POINTS OF INTEREST:**

NONE VISIBLE

Caryl and Daniel Barnes of 6838 Seminole Drive, Belle Isle are requesting from the City of Belle Isle a variance allowing for the construction of a front yard fence and gate City Ordinance Per LDC, Chapt. 50, Art. IV, Sec. 50-102(b) Fences and Walls:

By signing this document you are indicating no objections to the variance if approved by the City of Belle Isle Florida.

6904 Seminole Drive

  
Signature

  
Printed Name

6838 Seminole Drive

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

6910 Seminole Drive

  
Signature

  
Printed Name

6826 Seminole Dr

  
Signature

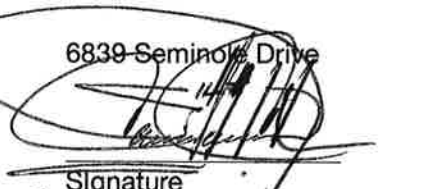
  
Printed Name

6833 Seminole Drive

  
Signature

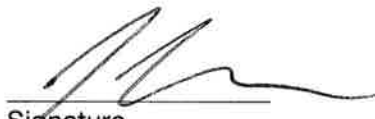
  
Printed Name

6839 Seminole Drive

  
Signature

\_\_\_\_\_  
Signature

6832 Seminole Drive

  
Signature

  
Printed Name

6832

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print

SEMINOLE DRIVE

Concrete

GRASS PARKWAY

Side Walk

6832

Stone pillar

Double  
Swing  
Gate

Paver  
Driveway

Stone  
Pillar

Stone  
Pillar

6838

Pg 1

Fence

Existing metal

Electric  
Service  
To gate

Single  
Phase

115V  
AC

See  
Pg 2

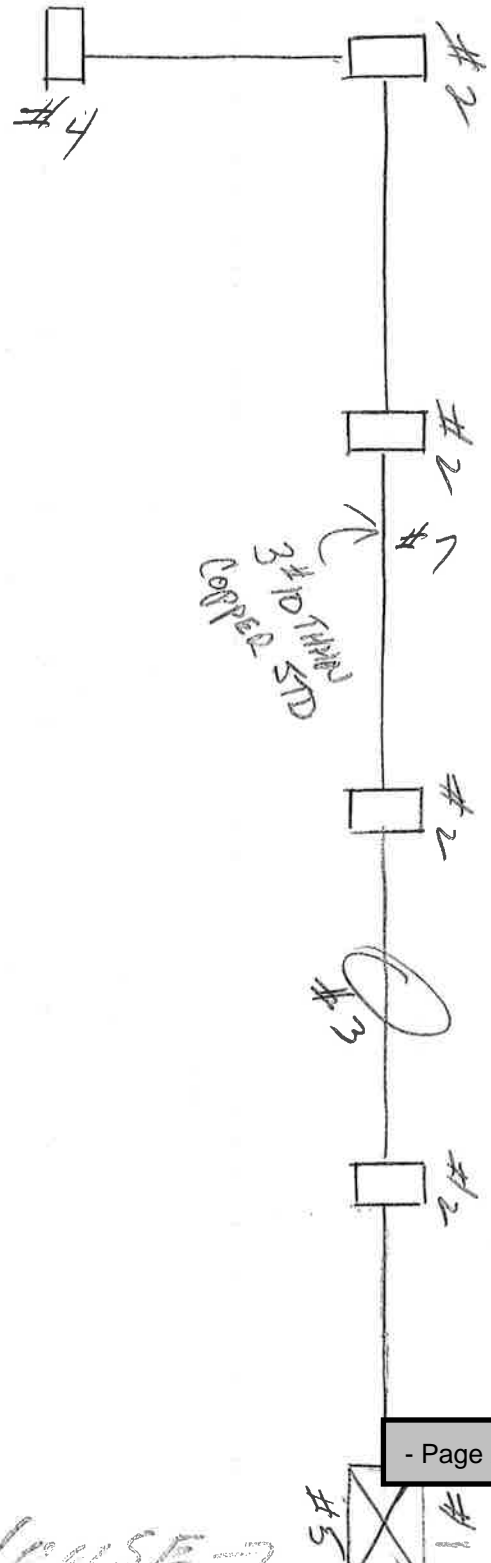
Existing Wood Fence

Garage

Scale 1" = 20ft

# SEMINOLE DRIVE

- #1 - EXISTING 200AMP PANEL  
LOCATED AT SIDE OF HOUSE
- #2 - 4x4x4 NEMA 4X PULL BOXES
- #3 - 300' - 3/4" SCHEDULE 40 RIGID  
PVC CONDUIT
- #4 - 2"X4" DEEP NEMA JUNCTION  
BOX FOR 1 - Duplex OUTLET
- #5 - 1 - GROUND FAULT  
CIRCUIT BREAKER
- #6 - 18" TRENCH
- #7 - 3x320' #10 THHN COPPER  
STRANDED





Call 888-839-1671  
Business Hours M-F 8AM-6:30PM EST

**Shopping Cart**

(Your shopping cart is empty)

Search

Products

**Mighty Mule Parts**

**Refurbished Parts**

**Mighty Mule Accessories**

**DIY Driveway Gates**

**Automatic Gate Openers**

Featured Items

Deal of the Week

Gift Certificates

Support

**Installation Manuals**

**Tech Support**

**National Repair Center**

**Help**

**Track Your Order**

**Shipping & Return Policy**

Home > Automatic Gate Openers >

## Mighty Mule 562 Dual Gate Operator Kit



Price: \$779.00

Qty: 1

Add to Cart



**FREE SHIPPING**  
ALL ORDERS OVER \$150

\* Excludes Canada, Alaska & Hawaii

Mighty Mule Item: MM562

*NOTE: UNIT IS BATTERY  
POWERED - OUTLET  
IS REQUIRED, FOR BATTERY  
CHARGER!*

Write a Review

Email a Friend

Description Technical Specs

For Dual Swing Gates up to 18 feet long or 850 pounds per leaf.

The MM562 is Mighty Mule's most popular Dual automatic gate opener, and for good reason. This durable swing gate opener will not only bring your home more security, but will greatly increase its curb side appeal. The Mighty Mule 562 replaces the FM502 by featuring Mighty Mule's exclusive **Dual Sense Technology** that meets UL325 6th Edition Standards for additional protection & safety.

The MM562 Mighty Mule gate opener comes with everything you will need for the installation except for the low voltage wire (RB509). All Mighty Mule products are designed for the 'Do-it-Yourselfer' so installation is surprisingly simple, just read the reviews and see for yourself! This Mighty Mule Gate opener was designed to last for a long time, even through harsh weather. Over the years where you needed to get out of your car in the pouring rain in order to manually open your gate. Order this Mighty Mule gate opener today and see why it has become America's #1 DIY Gate Opener.

FM562 Mighty Mule Kit Includes:

- Two openers for dual gates
- D-I-Y Installation DVD
- One entry transmitter
- Installation hardware
- Receiver
- Installation manual
- Plug-in transformer (included) additional Low-Voltage wire required # rb509 (not included)
- 2 Warning signs
- 18 Month Limited Warranty
- Control box
- Battery
- Control board is pre-wired for a second battery

Average Customer Review: ★★★★★ 5 of 5 Total Reviews: 1 Write a review.

0 of 0 people found the following review helpful:

★★★★★ Easy Installation

Reviewer: Lizama's Property Maintenance from Los Molinos, CA United States

January 9, 2017

I have used several other Gate openers, from other companies and I have to say that Mighty Mule has gone the extra mile for the installer and the consumer. For the installer there are easy and understandable directions including pictures of each step. For the Consumer/ Owner the product is very durable sleek and clean looking, fairly priced considering the technology used. If this product is ordered and installed according to the manufacturers recommendations this product will last for many years beyond what their warranty suggests, I know this because I have serviced, maintained and installed several through out my career of 25 years.

Was this review helpful to you? ☒ YES ☐ NO

**Sign Up For Specials Today!**

Email Address:

Join Now



Authorize.Net



**Variance Application:** 7026 Seminole Drive

**Applicant Request:** Variance to allow a garage to be located closer than 20 feet from a right-of-way

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

**Review Comments**

This variance application seeks a variance from Sec. 50-102 (a) (5) (g) to allow a garage to be located closer than 20 feet from a right-of-way. The applicant is seeking to place the proposed garage 12 feet and 15 feet from City right-of-way. As proposed, it meets all other setback requirements.

A variance meeting the requirements of Sec. 42-64 (1) is required due to the requirements of 20-foot setback from the right-of-way.

**Staff Recommendation**

The property abuts Warren Park and the portion that it directly abuts City right-of-way. This right-of-way, however, is not used as a road but is developed as part of the park. It is not likely that this will ever be used as a roadway. Since the abutting right-of-way is used as a portion of the park and not used as a road, staff recommends approval of the requested variance.

---

## NOTICE OF PUBLIC MEETING

MAY 23, 2017 – 6:30PM

---

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

#### ITEM 4 MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** May 12, 2017

#### **PUBLIC HEARING CASE #2017-04-013**

Pursuant to Belle Isle Code Sec. 50-102 (a) (5) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a detached garage in a residential district closer than the required twenty feet from the right-of-way, submitted by applicant Margo Mauldin located at 7026 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-171.

#### **Background:**

1. On April 13, 2017, Margo Maudlin applicant and homeowner submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 13, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, May 11, 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.

---

#### **SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Chapter 42, Article III, 50-102 (a) (5) and Sec. 42-64 of the Belle Isle Land Development Code having been met to approve this request for a variance to place a detached garage in a residential district closer than the required twenty feet from the right-of-way, submitted by applicant Margo Mauldin located at 7026 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-171.

#### **SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, 50-102 (a) (5) and Sec. 42-64, having NOT been met; [use only if NONE of the justifying criteria have been met] the requirements of section 42-64(1) Subsections: [STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED] having NOT been met; [may be used in addition to above or alone] to deny this request for a variance to place a detached garage in a residential district closer than the required twenty feet from the right-of-way, submitted by applicant Margo Mauldin located at 7026 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-171.

**SUBSECTION (D)**, 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.

City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 4/13/2017 P&Z CASE #: 2017 04-013  
☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER DATE OF HEARING: May 2017  
APPLICANT: Mango Mauldin OWNER: MARCO MAULDIN  
ADDRESS: 7026 Seminole Dr 7026 Seminole Dr  
Orlando, FL 32818 Orlando, FL 32818  
PHONE: 407-920-6648 407-920-6648

PARCEL TAX ID #: 29-23-30-4389-02-171

LAND USE CLASSIFICATION: \_\_\_\_\_ ZONING DISTRICT: R-1-AA  
DETAILED VARIANCE REQUEST: To place a Detached Garage in Front  
of existing Residence

SECTION OF CODE VARIANCE REQUESTED ON: \_\_\_\_\_

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

4/13/17  
Date Paid

5178  
Check/Cash

[Signature]  
Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

Council Action: \_\_\_\_\_

**Q. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?**

This property is not a typical lot. It is approximately 1.3 acres. There is plenty of room to put a garage in the front next to the house.

**Q. WHAT WOULD BE THE UNNECESSARY HARDSHIP?**

Being handicapped it would make it very difficult for me if it were located anywhere else.

**Q. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?**

They were created when we questioned why we couldn't put a garage next to our house.

**Q. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?**

No we cannot go in the back yard, because we have a septic tank on one side and a drain field on the other.

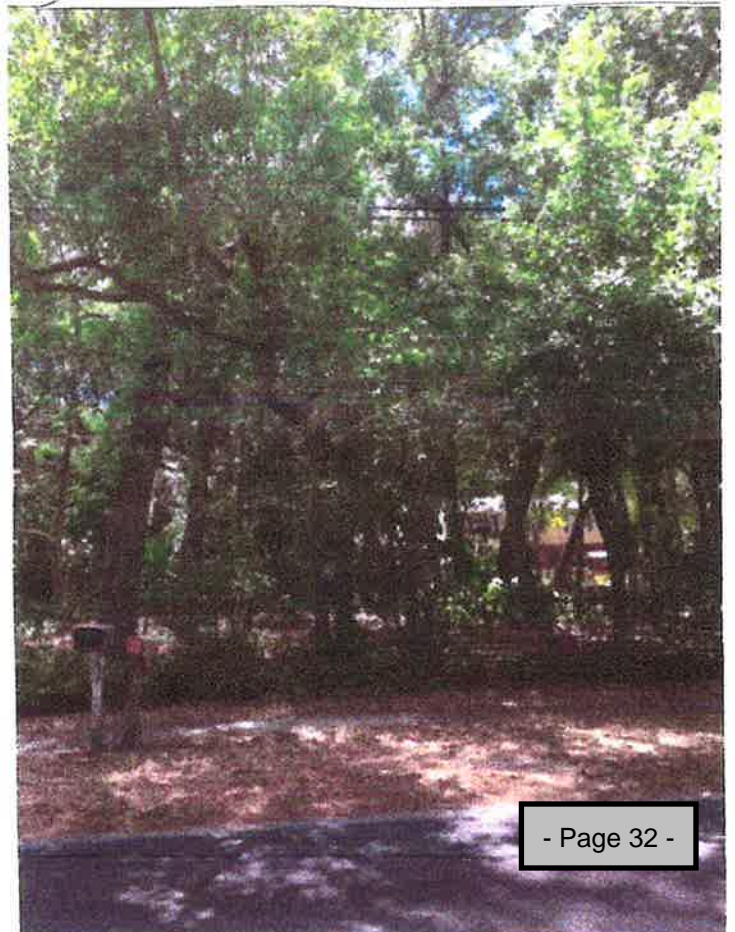
**Q. LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**

Stated above.

**Q. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD?**

None.

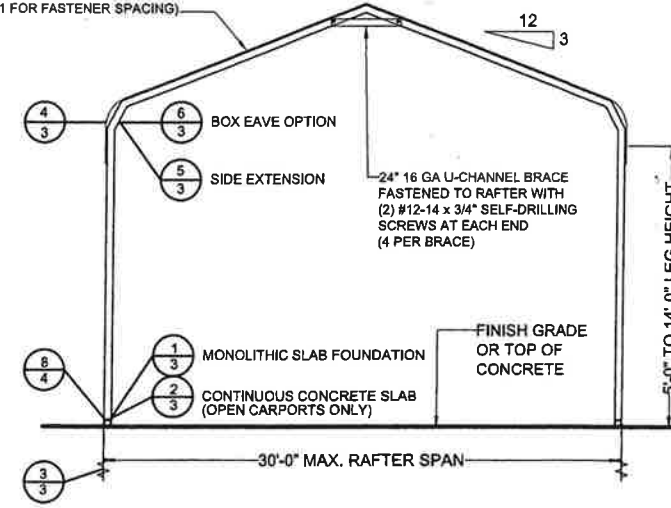








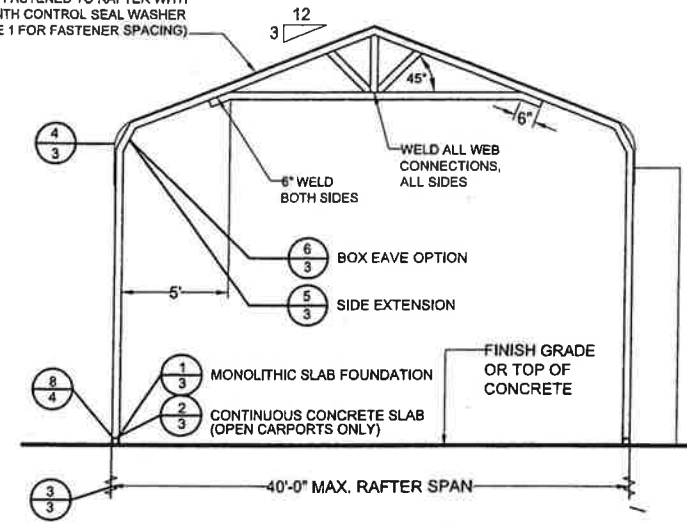
26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO RAFTER WITH #12-14 x 3/4" SDF's WITH CONTROL SEAL WASHER. (SEE TABLE 1 FOR FASTENER SPACING)



**TYPICAL BOW RAFTER SECTION**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)

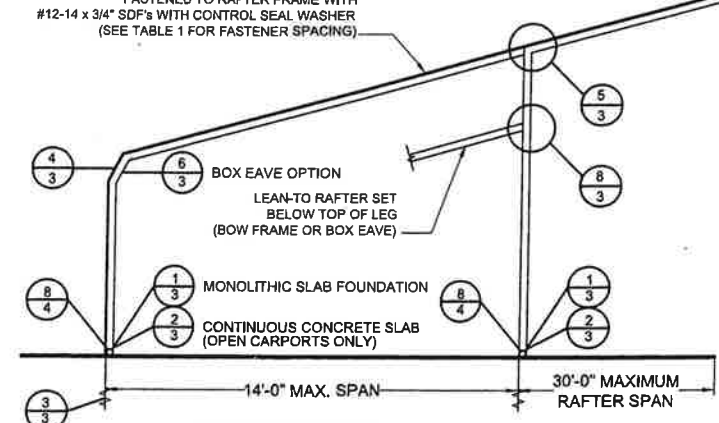
26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO RAFTER WITH #12-14 x 3/4" SDF's WITH CONTROL SEAL WASHER. (SEE TABLE 1 FOR FASTENER SPACING)



**TRUSSED BOW SECTION**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)

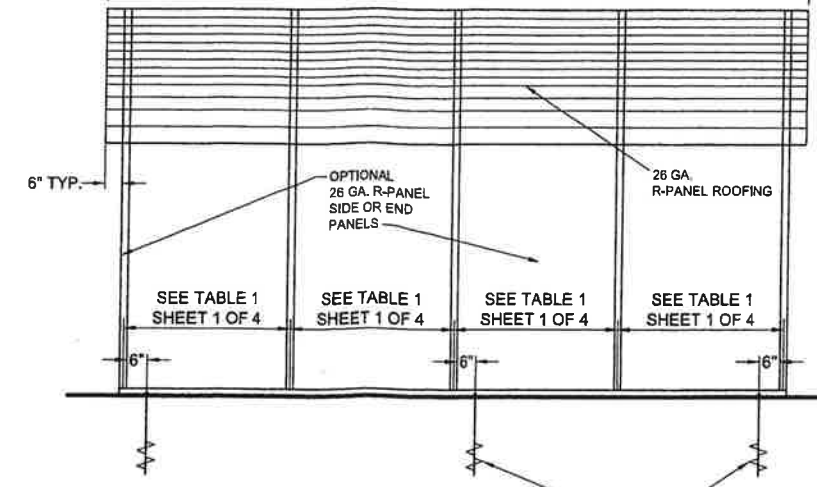
26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO RAFTER FRAME WITH #12-14 x 3/4" SDF's WITH CONTROL SEAL WASHER. (SEE TABLE 1 FOR FASTENER SPACING)



**TYPICAL SIDE/LEAN-TO EXTENSION SECTION**  
Not To Scale (BOW FRAME LEAN-TO TO BOXE EAVE RAFTER)

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)

OVERALL LENGTH VARIES  
DEPENDS ON NUMBER AND SPACING OF BOWS

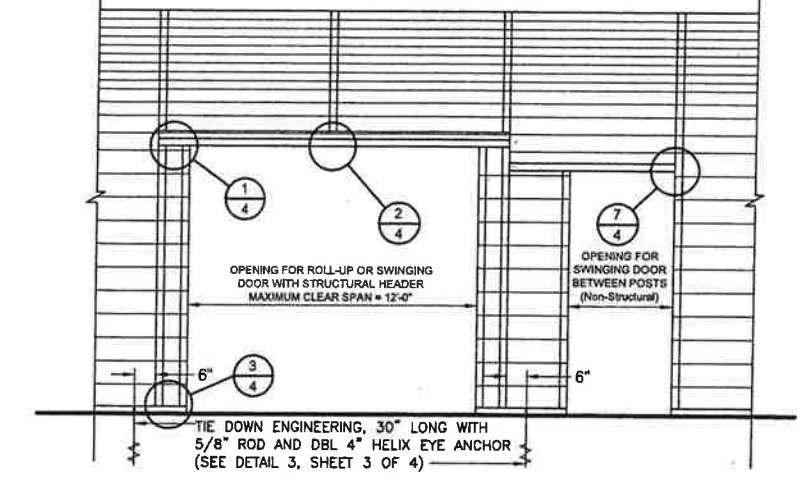


**SIDE ELEVATION**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)

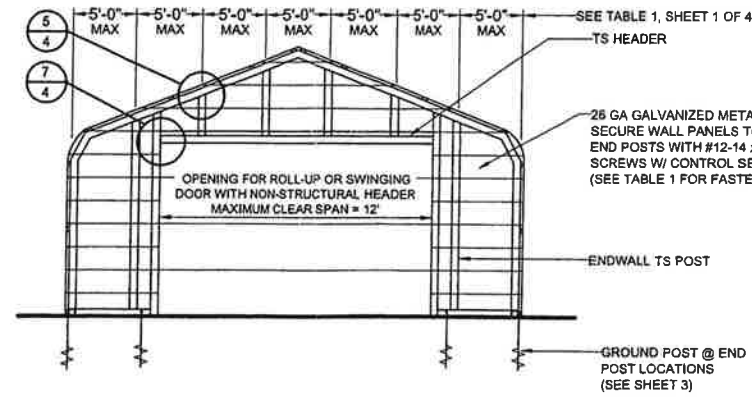
GROUND ANCHORS @ EACH END RAFTER POST AND EVERY OTHER INTERIOR RAFTER POST LOCATION (SEE DETAIL 3, SHEET 3 OF 4)

OVERALL LENGTH VARIES  
DEPENDS ON NUMBER AND SPACING OF BOWS



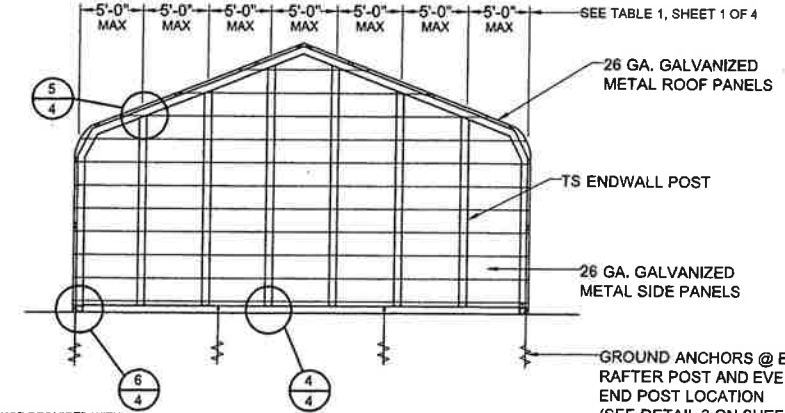
**SIDE OPENINGS**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)



**END WALL OPENING**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)



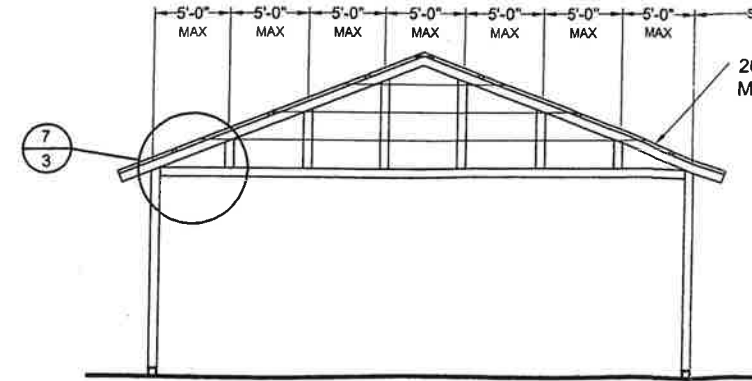
**END WALL SECTION**  
Not To Scale

ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)

GROUND ANCHORS @ EACH END RAFTER POST AND EVERY OTHER END POST LOCATION (SEE DETAIL 3 ON SHEET 3 OF 4)

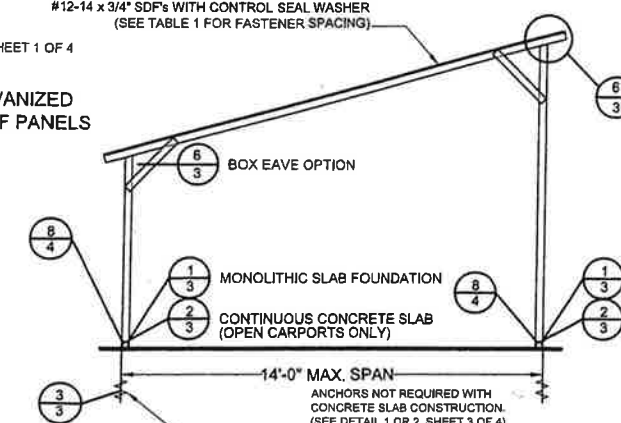
NOTE:  
14 GA FRAMING IS 2-1/2" x 2-1/2" TUBE STEEL (TS).  
12 GA FRAMING IS 2-1/4" x 2-1/4" TS.  
NIPPLES ARE 2-1/4" x 2-1/4" 14 GA TS FOR 14 GA FRAMING.  
NIPPLES ARE 2" x 2" 12 GA TS FOR 12 GA FRAMING.

5'0" MAX 5'0" MAX 5'0" MAX 5'0" MAX 5'0" MAX 5'0" MAX 5'0" MAX SEE TABLE 1, SHEET 1 OF 4



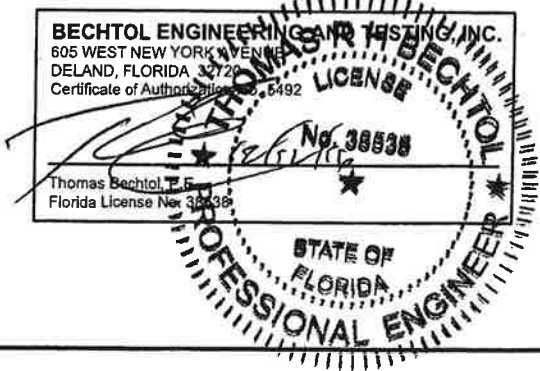
**GABLED OPEN END WALL SECTION**  
Not To Scale

26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO RAFTER WITH #12-14 x 3/4" SDF's WITH CONTROL SEAL WASHER. (SEE TABLE 1 FOR FASTENER SPACING)



**TYPICAL FREESTANDING LEAN-TO**  
Not To Scale

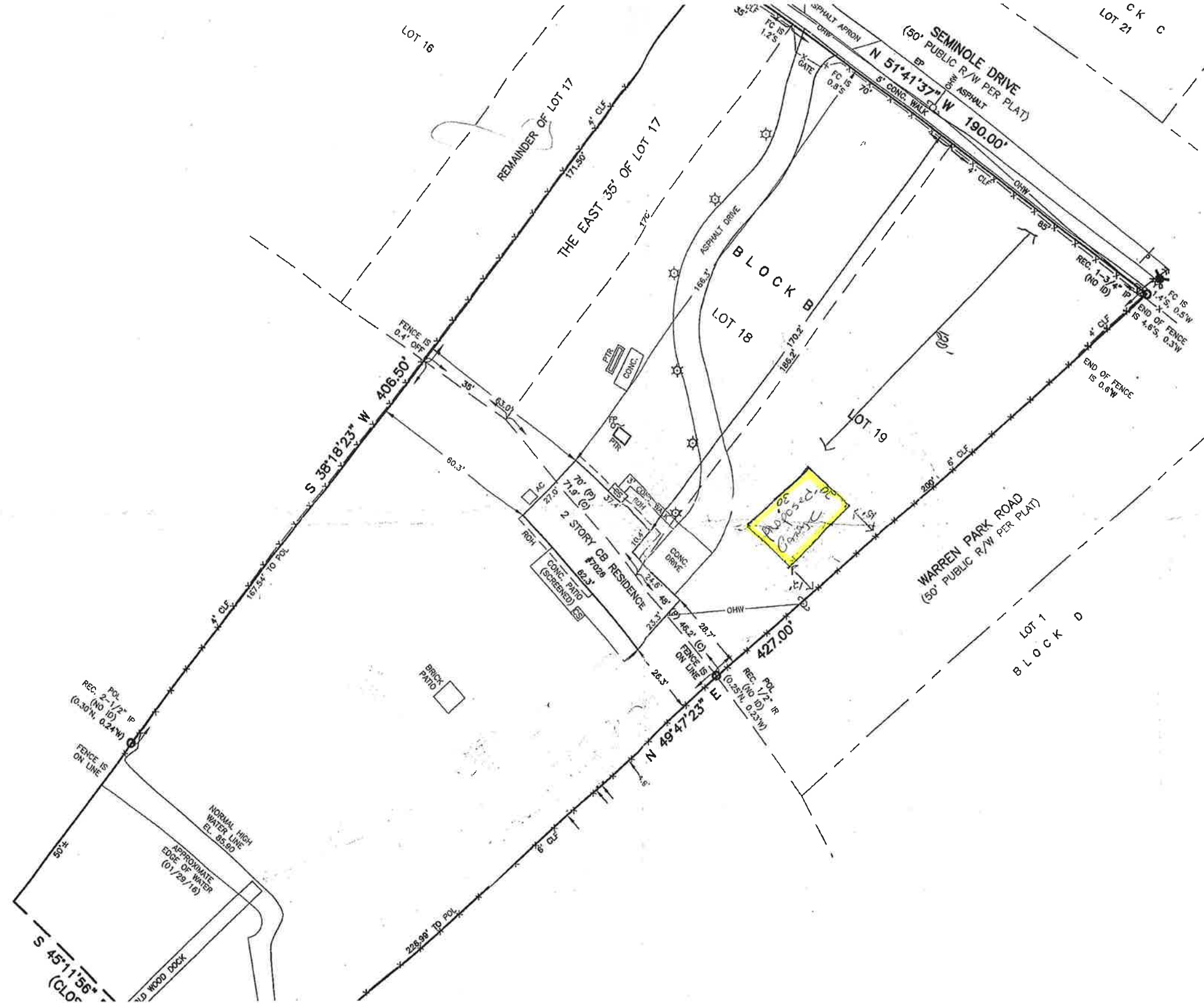
ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 OR 2, SHEET 3 OF 4)



**CAROLINA CARPORTS, INC.**

**BECHTOL ENGINEERING AND TESTING, inc.**  
CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS  
Certificate of Authorization No. 00005492

FIELD:	DATE:	12/2/16
DRAWN:	RR	SCALE: NTS
CHECKED:	TB	
APPROVED:	TB	



CONCRETE AIR CONDITIONER PAD  
 CALCULATED  
 CONCRETE BLOCK  
 CHAIN LINK FENCE  
 COLUMN



# 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 Jarvis  
District 3

Gregg Templin  
District 4

Rainey Lane  
District 5

John McLeod  
District 6

May 11, 2017

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

APPLICANT: **Margo Mauldin**  
P&Z CASE: **#2017-04-013**  
REQUEST: **7026 Seminole Drive**  
PARCEL ID: **#29-23-30-4389-02-171**

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, May 23, 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 #2017-04-013

Pursuant to Belle Isle Code Sec. 50-102 (a) (5) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a detached garage in a residential district closer than the required twenty feet from the right-of-way, submitted by applicant Margo Mauldin located at 7026 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-171.

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

Parcel	FullName	FullName2	Address	City	StZip
302329438903170	SOTO JEANMARIE		7020 BARBY LN	BELLE ISLE	FL. 32812
302329438903150	OAF HOWARD J	OAF CLAUDYS C	7006 BARBY LN	BELLE ISLE	FL. 32812
302329438902141	SUGGS LINDA D		6922 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903250	PENROD CLAY W JR		7007 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902150	LANCE CYNTHIA G	LANCE PAUL ROBERT	3401 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302329438902130	MCCUTCHEN DANIEL C	MCCUTCHEN KAREN C	6916 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904020	STEPHENSON HEATHER A		7204 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903160	FERNANDEZ ALANA S		7012 BARBY LN	BELLE ISLE	FL. 32812
302329438903260	HUSMANN MARGARITA S TR		4391 BENEDICTINE CIR	ORLANDO	FL. 32812
302329438903180	LANAM LYNDIA REED MILLER		7026 BARBY LN	BELLE ISLE	FL. 32812
302329438903190	SCOTT DENISE M	SCOTT JAMES W	7032 BARBY LN	BELLE ISLE	FL. 32812
302329438903230	TURN2 VENTURES LLC		3102 FLORENE DR	ORLANDO	FL. 32806
302329438903220	DOUD ROBERT LEROY III		7025 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903202	DELL KAREN DOLORES ESTATE		7029 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904040	BLACK PEARL REALTY INVESTMENTS LLC		12769 NARCOOSSEE RD	ORLANDO	FL. 32832
302329438905010	ORANGE COUNTY BCC		C/O REAL ESTATE MNGT DEPT   PO BOX 1393	ORLANDO	FL. 32802
302329438904010	ORANGE COUNTY BCC		C/O REAL ESTATE MNGT DEPT   PO BOX 1393	ORLANDO	FL. 32802
302329438902171	MAUDLIN MARGO A		7026 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903270	ALVAREZ JORGE RAFAEL		6921 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903240	MARSHALL JOELLE		6714 HARVEST RUN DR	HARRISON	TN. 37341
302329438903201	MCKEE DARREN J	MCKEE KIMBERLY A	3315 WARREN PARK RD	BELLE ISLE	FL. 32812




[Searches](#)
[Sales Search](#)
[Results](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)
**7026 Seminole Dr** < 29-23-30-4389-02-171 >

Name(s)

Maudlin Margo A

Mailing Address On File

7026 Seminole Dr

Belle Isle, FL 32812-3711

Incorrect Mailing Address?

Physical Street Address

7026 Seminole Dr

Postal City and Zipcode

Orlando, FL 32812

Property Use

0130 - Sfr - Lake Front

Municipality

Belle Isle


**View 2016 Property Record Card**
[Values, Exemptions and Taxes](#)
[Property Features](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
**Note: 2017 values will be available in Spring of 2017.**
**Property Description**
[View Plat](#)

LAKE CONWAY PARK G/138 THE E 35 FT LOT 17 &amp; LOTS 18 &amp; 19 &amp; LAND TO LAKE BLK B

**Total Land Area** 58,868 sqft (+/-) | 1.35 acres (+/-) [GIS Calculated](#) [Notice](#)
**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1-AA	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

**Buildings**

Important Information			Structure		
	<b>Model Code:</b>	01 - Single Fam Residence	<b>Actual Year Built:</b>	1965	<b>Gross Area:</b> 2684 sqft
	<b>Type Code:</b>	0103 - Single Fam Class III	<b>Beds:</b>	4	<b>Living Area:</b> 2109 sqft
	<b>Building Value:</b>	working...	<b>Baths:</b>	2.5	<b>Exterior Wall:</b> Concrete/Cinder Block
	<b>Estimated New Cost:</b>	working...	<b>Floors:</b>	2	<b>Interior Wall:</b> Drywall

Page 1 of 1 (1 total records)

**Extra Features**

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	01/01/1965	1 Unit(s)	working...
RME1 - Room Enclosure 1	01/01/1965	1 Unit(s)	working...
SHNV - Shed No Value	01/01/2012	2 Unit(s)	working...
BD3 - Boat Dock 3	12/31/2013	1 Unit(s)	working...
PTNV - Patio No Value	01/01/2012	1 Unit(s)	working...

Page 1 of 1 (5 total records)

This Data Printed on 04/13/2017 and System Data Last Refreshed on 04/12/2017