
NOTICE OF PUBLIC MEETING

JANUARY 24, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Appointment of Chairman (per Sec 42-32(c1))
3. Appointment of Vice Chair (per Sec 42-32(c1))
4. Approval of Minutes
 - a. Approval of the November 14, 2016 minutes
 - b. Approval of the November 29, 2016 minutes
 - c. December 27, 2016 – meeting cancelled
5. **Applicant Mattamy Orlando LLC - Case No. 2017-01-011**

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(b)4, the Board shall review a final plat for recommendation to City Council, submitted by applicant Mattamy Orlando LLC consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.
6. **Applicant Hoffner Fruit, LLC - Case No. 2017-01-003**

Pursuant to Belle Isle Code Sec. 52-62 and Sec. 42-64, the Board shall consider and take action on a requested variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage, submitted by applicant Hoffner Fruit, LLC located at 4400 Hoffner Avenue, Belle Isle, FL 32812 also known as Parcel #20-23-30-0000-00-012.
7. **Applicant Daryl M. Carter – Case No. 2016-12-001**

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

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

JANUARY 24, 2017 – 6:30PM

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

ITEM 2

2. Appointment of Chairman (per Sec 42-32(c1))

ITEM 3

3. Appointment of Vice Chair (per Sec 42-32(c1))

ITEM 4

4. Approval of Minutes
 - a. Approval of the November 14, 2016 minutes
 - b. Approval of the November 29, 2016 minutes
 - c. December 27, 2016 – meeting cancelled

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
 November 14, 2016 – 6:30pm**

Frank Kruppenbacher City Attorney	David Woods Chairman District 1	Chris Shenefelt District 2	Tom Leftwich District 3	Gregg Templin District 4	Rainey Lane District 5	John McLeod District 6	Nicholas Fouraker Vice Chairman District 7
--------------------------------------	---------------------------------------	-------------------------------	----------------------------	-----------------------------	---------------------------	---------------------------	--

On Monday, November 14, 2016 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 Woods, Board member Shenefelt, Board member Leftwich, Board member Templin, Board member McLeod and Vice Chairman Fouraker.. Interim City Manager April Fisher and City Clerk Yolanda Quiceno were also present. Absent was Attorney Kruppenbacher.

CALL TO ORDER

Chairman Woods called the meeting to order at 6:30 pm and opened with the Pledge of Allegiance. Chairman Woods welcomed newly appointed Board member Rainey Lane.

Topline Recreation representative was not present. Clerk will place on the agenda for the following scheduled meeting.

APPROVAL OF MINUTES

- a. Approval of the August 23, 2016 minutes
- b. Approval of September 27, 2016 minutes
- c. October 25, 2016 – meeting cancelled and rescheduled

**Board member Templin motioned to approve the minutes as presented.
 Board member McLeod seconded the motion which passed unanimously.**

PROPOSED WARREN PARK CANOE LAUNCH SITE

Case No. 2016-10-008 - Pursuant to Belle Isle Code Sec. 54-83 (f)(3), the Board shall review and take action on the proposed site plan, submitted by Orange County, for a canoe launch at 3406 Warren Park Road, Orlando, FL 32812 also known as Parcel #29-23-30-4389-05-010. The proposed canoe launch includes plans for a lakeside launch for low impact, non-motorized water craft such as canoes, kayaks and paddle boards.

Michael Statham, Program Development Supervisor and Landscape Architect for Orange County Parks and Recreation spoke on the zoning application for a low impact, non-motorized craft such as canoes, kayaks and paddle boars launch at Warren Park.

Mr. Statham provided a synopsis of submittal booklet and an overview of the project as follows,

- Low impact Launch for non motorized water craft only
- Extension of our Warren Park experience
- Reintroduce water borne recreation dimension
- Design that is Compliant to City of Belle Isle Code
- Square footage of design reflects this compliance

- Provide signage restricting use by motorized water craft

Mr. Statham further spoke of the existing conditions and the parking and safety element plan and stated that safety is their primary goal along with maintaining a high quality relationship with its neighbors.

Mr. Statham, read for the record, Orange County's responses to staff recommendations to be placed upon an approval of the proposed site plan:

1. A restriction that no mooring be allowed on any portion of the proposed canoe launch and boardwalk areas;
OCPR Response: We agree to that restriction for motorized water craft. Permanent mooring of any water craft will also be restricted.
2. A restriction that no swimming is allowed;
OCPR Response: We agree with the restriction of no swimming. A "no swimming sign" is currently in place; erected as a safety precaution but only faces the park and is not facing the lake.
3. A prohibition on any private business or commercial enterprise running a business from the property such as, but not limited to, paddle board lessons or kayak/canoetours;
OCPR Response: We do not agree with the condition because they reserve the right to have County approved vendors at this park.
4. An executed Memorandum of Understanding agreement between the local governments of Belle Isle and Orange County and all law enforcement parties (inclusive of the City of Belle Isle Police Department, Orange County Sheriff's Office, and the Florida Wildlife Commission) as to patrol and enforcement responsibilities and authorities within the park and surrounding the canoe launch, as well as in the lake waters.
OCPR Response: This agreement must be generated and mutually agreed to by the City of Belle Isle Chief of Police and the Orange County Sheriff's Office
5. A correction of Plan Sheets #C001 and #C002 to indicate a corrected parcel ID of 29-23-30-4389-04-010 and the address of 3206 Warren Park Road, which are correct for the lakefront parcel;
OCPR Response: We agree with this condition and will make the necessary corrections to the plans.
6. A correction on Plan Sheet #C002 to indicate the City of Belle Isle zoning district for the parcel as "Public Buildings District" (PUB);
OCPR Response: We agree with this condition and will make the necessary corrections to the Plans.

7. A correction on Plan Sheet #C402 Notes under General Notes for Gangway and Kayak/Canoe System under #2 for each. These need to state the exact sizes requested on the site plan application and not be identified as minimums.

OCPR Response: We agree with this condition and will make the necessary corrections to the plans.

8. A detailed sign plan is provided indicating location of all signs. Signage must incorporate language clearly stating “no swimming” and “no boat mooring” and identification of park hours and authorized use restrictions. Such signs shall also be additionally signs placed facing the water at the shoreline and on the terminal platform of the structure;

OCPR Response: We agree with this condition and will generate a sign plan that indicates the location of all signs listed that face the water at the shoreline and on the terminal platform of the structure.

9. A detailed parking/traffic plan be provided indicating how the applicant anticipates handling additional park traffic on Warren Park Road and canoe launch users accessing the park, whether there is any impact; and,

OCPR Response: We agree with this condition, however, park users are using the lakeshore as a launching area for paddle boarding, canoeing, and kayaking. We do not foresee any additional user impact as a result of this park addition.

10. A detailed safety element plan identifying where existing fencing and pedestrian gates are located, where they are proposed, and how such areas will be accessed by the public. This plan should also address how users of the canoe launch will access, including drop off of personal watercraft, the waterfront for use in the lake and how the area will be secured, monitored, and restricted during closed hours.

OCPR Response: We agree with this condition and have generated a plan exhibit to illustrate the existing fencing and gates and the existing crossing. There will be no watercraft drop off along Warren Park Road or Seminole Drive. All water craft drop off will take place within the existing Warren Park parking lot and the user shall utilize the existing gates and cross walks to access and egress from the Canoe Launch. All canoes, kayaks, and paddle boards shall be walked over to the launch area from this parking lot across the existing striped crossing.

Comm Pete Clarke spoke of the initial history of this concept and said he originally submitted a proposed plan about a year ago.

Matt Suedmeyer, Orange County Parks and Recreation Manager said he does not believe the proposed plan will significantly increase the amount of use of the area at Warren Park. Discussion ensued on enforcement of park rules, commercial use of the launch ramp, and law enforcement liability issues.

April Fisher, Interim City Manager, said two of the items the applicant does not agree with are two of the biggest items for the City; (1) the City code states that commercial usage is not allowed with this zoning district; and (2) the increase use of the park creates a public safety issue and the jurisdiction is within the Orange County Sheriff's Office to respond. The Belle Isle Police Department will not have the authority to respond which leaves the city with liability if they do respond. Without some type of agreement with law enforcement it will be a strong concern to have the proposed plan move forward. Ms. Fisher said the Board may approve the plan and restrict it from moving forward with permitting until the Memorandum of Understanding is in place.

In addition, Chairman Woods stated, as part of the condition, that the City be provided a key to all the gates in the park. Discussion ensued on maintenance personnel and additional signage.

Chairman Woods opened for public comment.

- Heather Stevenson residing at 7224 Seminole Drive, Belle Isle spoke in opposition to the proposed plan due to safety issues. With a show of hands, there were approximately 10 individuals who shared the same concern.
- Jennifer Brown residing at 7020 Seminole Drive, Belle Isle, representing the paddle board community, spoke in favor of the proposed plan.
- Debra Donham residing at 6904 Seminole Drive, Belle Isle said she is strongly opposed to the proposed plan. She shared her concern with the enforcement of the rules during evening hours and upkeep of the park. She provided for the record, eleven (11) petition sheets of other residents who are opposed to the proposed plan.
- Linda Suggs residing at 6922 Seminole Drive, Belle Isle spoke in opposition of the proposed plan. She witness individuals leaving with cans of alcohol into the water and return with none. She further added that the posted signs currently do not work.
- Phil Price residing at 7440 Daetwyler Drive, Belle Isle shared his concern with the impact from the jet skis pulling up to the proposed boat dock. He further asked why the length of the dock can't go out 15 feet instead of the proposed 60 feet.
- Drew Neil residing at 7204 Seminole Drive, Belle Isle spoke in opposition of the proposed plan. The biggest problems are going to be the jurisdiction of law enforcement and the safety issue on the east side of the lake.
- Burt Hammond residing at 7410 Daetwyler Drive, Belle Isle spoke in opposition of the proposed plan. He shared his concern with the safety issue and said he believes it will create an unsafe environment same as the sand bar.
- Joel Anderson residing in the southeast condominiums off of Daetwyler spoke in opposition of the proposed plan and said it will create a safety hazard for paddle boarders.

- Ann McGee residing at 3109 Indian Drive, Belle Isle spoke in opposition and said she does not understand why they would want to embellish what is already there. She anticipates the traffic will increase and the area does not have room for additional vehicles.
- Randy Holihan residing at 2513 Trentwood, Belle Isle spoke in opposition to the proposed plan. He shared his concern with the safety issue and the danger it may cause to paddle boarders in the access area for jet skiers.

Steve Fusilier residing 7210 Seminole Drive, Belle Isle spoke in opposition of the proposed plan. He said there are approximately 130 signatures of other residents who are opposed to this proposed plan and ultimately someone is going to get hurt. The Comp Plan, zoning and parking area does not promote the support for this application or commercial use of the property. He further spoke of other hazards and noted that there are a few other docks and boat ramps for use along the Chain of Lakes that many can go and utilize. Discussion ensued.

There being no further comments, Chairman Woods closed public comment and opened for Board discussion.

Chairman Woods said it appears to be substantial public opposition and compelling issues, one is the maintenance of the existing park is conceivable inadequate; and illegal parking, noise, trash and theft. He feels the whole concept may make the situation worst.

Board member McLeod asked if there is a large demand for this proposed facility. Comm Pete Clarke said no, however he believes that other residents who do not live off the lake should have the same amenities as those who live on the lake front.

Vice Chairman Fouraker said there is a large dislocation and expectation from the County's perspective to what the constituents feel equitable and it does not seem that the applicant has met the burden of proof to move forward.

After Board discussion, Vice Chairman Fouraker moved, the criteria of Chapter 48, Article II, Section 42-33 having not been met, to approve this request for the proposed site plan pursuant to code Sec 54-83(f)(3) on the property described as 3406 Warren Park Road, Belle Isle, FL also described as Parcel I.D. #29-23-30-4389-05-010, Orange County, FL.

Board member McLeod seconded the motion which passed unanimously.

Chairman Woods advised the applicant that they do have the option to appeal to Council.

PROPOSED REDEVELOPMENT SITE PLAN

Case No. 2016-10-030 - Pursuant to Belle Isle Code Sec. 54-79 (f)(4), the Board shall review and take action on the proposed site plan, submitted by Hoffner Fruit, LLC c/o Brandon Structures, for a proposed commercial development at 4400 Hoffner Avenue, Orlando FL 32812 also known as Parcel #20-23-30-0000-00-012.

Randy Fitzgerald, Attorney with Lowndes, Drosdick, Doster, Kantor & Reed, P.A. with offices at 215 North Eola Drive, Orlando FL representing the applicant introduced Randy Holihan-Project Site Developer, Brian Duke-Wawa, Muhamad Abdala-Traffic Engineer and Jeff Summit-Civil Engineer. She said the applicant would like to obtain approval of a site plan which candidly the applicant thought was already approved.

Attorney Fitzgerald gave a background overview of the project and conceptual site plan which was started in July 2015. She said, back in July 2015, the City imposed a moratorium on Gas Stations and Convenience Stores based on environmental issues. After the moratorium ended on October 5, 2015, the applicant was able to move forward with their application for approval of the site plan. On February 23, 2016, the applicant presented, for recommendation, a lot split to the Planning & Zoning Board and approved by City Council subject to the City Attorney and City Manager review of access. On September 2015, the applicant presented to City Council and it was understood that the site plan was approved.

After speaking with the Interim City Manager, it was clarified that there was no formal approval by the P&Z Board for the site plan per City Code. The applicant is asking for formal approval of the site plan approved previously by City Council. Attorney Fitzgerald said for the Board's consideration, she made other comments to the staff report following considerations as conditions and compliance with code requirements to be placed upon an approval of the proposed site plan:

1. Q: Cross-access agreements and covenants/ restrictions shall be submitted to the City Manager and City Attorney for review and approval prior to issuance of a building permit, as identified in the minutes from the March 1, 2016 City Council meeting regarding a lot split on the property. **Wawa Response:** *There are already covenants and restrictions on the property and will be reviewed by the City Attorney before development.*
2. Q: The site plan shall identify the "right-in only" on the plan for access from Hoffner Avenue so that no left turn is possible. **Wawa Response** *This has been remedied with the final site plan submitted.*
3. Q: It appears that a new access/curb cut to the Wawa portion of the property is being proposed on the North side adjacent to Hoffner Avenue. This appears to be in conflict with the Planning and Zoning Board recommendation from the February 23, 2016 meeting to approve a lot split, stipulating no additional access be created from Hoffner Avenue and Conway Road, which was upheld at the March 1, 2016 City Council meeting. It also may conflict with the results of the site circulation discussion from the September 30, 2015 City Council workshop minutes where the transportation impact consultant identified this as a conflict with fuel canopy circulating traffic. If approved, the site plan shall include signage and traffic control design to minimize conflict. **Wawa Response:** *The curb cut was in discussion and approved by Council on September 30, 2015. There was confusion with the progression of the meetings and has been identified.*

4. Q: The site plan shall identify that the exit to Conway Road is strictly a south exit and identify that a directional light will be provided. **Wawa Response: In the September 30, 2015 meeting, it was determined that there was no need for an additional light because the construction of the access is such that traffic cannot flow any other way.**
5. Q: Phase 2 and 3 identified on the site plan shall require a separate site plan application as uses and square-footages are not identified, therefore parking calculations cannot be determined with this site plan application for those phases. **Wawa Response: Phase 1 and Phase 2 where on the site plan, just labeled incorrectly. Subsequently there will be a site plan for Phase 3.**
6. Q: The parking calculations for the Wawa site should be based on the Sec. 50-72 code category of "Retail Establishments, Including Convenience Stores" instead of "General Business". The site plan shall be revised to reflect one space per 100 square feet, which would be 72 spaces and an increase in the required handicapped spaces to 3. **Wawa Response: This has been completed with the site plan presented 11/14/2016.**

Attorney Fitzgerald said the applicant has satisfied the requirements as noted by the City to document that the site plan is appropriate to move forward. She further noted that the lot split has never been completely finalized. However, the intent was to always have three parcels that would be sold separately.

Chairman Woods said it seems difficult to approve a site plan without approved lots. From a technical standpoint, Ms. Fitzgerald said the lot split was not formally approved by the Property Appraiser's office, however; they are to the point where they know exactly what they are going to do and the proposed site plan presented tonight will supersede anything that would have been presented before.

April Fisher said the lot split is not being presented today for approval. She agrees with Ms. Fitzgerald about the lot split process. The City Clerk confirmed that the first one was not finalized. If the plan changes from what was considered previously the lot split will have to be presented again to the Board as a separate item for approval. However, it does not preclude this Board from considering approval the site plan. Discussion ensued.

April Fisher clarified that the staff report included items 7-12 that need to be part of the application process that are very specific and objective requirements to the code with this type of development. The items 7-12 will be handled during the building permit process before the project is approved.

Discussion ensued on directional signs out of the plaza and landscaping between the two driveways

Chairman Woods opened for public comment.

- Bill Bergman residing at 5327 Hawford Circle, Belle Isle shared his concern with the lighting and noise abatement that will be used 24-hours a day.

Randy Holihan, Project Developer said the new lighting meets all current codes and is designed to be non-intrusive. There will be less traffic overall and the landscape buffers will create the required noise abatement.

April Fisher said the staff report does require for the applicant to provide an 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs. The owner must execute a recordable document which requires construction and maintenance of the wall in good repair.

Randy Fitzgerald said it is not the intent to build a wall next to the subdivision wall and does not have the authority to have the HOA enter into an agreement. The applicant is willing to open discussion on the maintenance requirement of the existing wall with the HOA, if necessary.

- Joel Anderson residing at 5309 Hawford Circle, Belle Isle shared is concern with the maintenance of the property and excess trash.
- George Rohen residing at 3531 Edlingham Court, Belle Isle shared his concern with the use of the PA system and asked if the applicant will be willing to regulate the volume during after hours.

There being no further public comment, Chairman Woods closed for Board discussion.

Board member Templin moved the criteria of Chapter 48, Article II, Section 42-33 of the Belle Isle Land Development Code having been met to approve this request for the proposed site plan pursuant to code Sec 54-79(f)(4) on the property described as 4400 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. #29-23-30-0000-00-012, Orange County, FL with the following conditions,

- 1- Cross-access agreements and covenants/ restrictions shall be submitted to the City Manager and City Attorney for review and approval prior to issuance of a building permit, as identified in the minutes from the March 1, 2016 City Council meeting regarding a lot split on the property.**
- 2- Phase 3 identified on the site plan shall require a separate site plan application**
- 3- A dumpster permit shall be required as part of the building permit application process.**
- 4- 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.**
- 5- Pursuant to Sec. 50-73 (d)(1) and Sec. 50-76 (3) b.1, an 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. However, there is an existing wall which may count for the required 8-foot masonry wall with maintenance issues to be worked out at a future date. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs. The owner must execute a recordable document which requires construction and maintenance of the wall in good repair to be discussed before this Board at a future date, as worked out per the code.**
- 6- Storm water management plans consistent with the requirements of Sec. 50-74 and Sec. 54-79 (f)(2) shall be provided for review with the building permit application.**
- 7- A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application.**
- 8- A separate sign permit application is required based on the commitment by the applicant, unless opposed by applicant.**

9- To mitigate the hours of the PA system used for food pick up during certain hours, if necessary.

Board member McLeod seconded the motion which passed unanimously.

ORDINANCE NO. 16-09

The Board shall review a proposed ordinance for recommendation to Council as follows,
AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING BOAT DOCK REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 48, ENVIRONMENTAL REGULATIONS, ARTICLE II, BOAT DOCKS; BY AMENDING CHAPTER 54, ZONING DISTRICTS AND REGULATIONS; BY AMENDING SECTION 54-1, RESTRICTIONS UPON LAND, BUILDING AND STRUCTURES; BY AMENDING SECTION 54-79, RETAIL COMMERCIAL DISTRICT C-1; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Board agreed, due to the late hour and the public component, to continue the code discussion to Tuesday, November 29, 2016.

Board member Templin motioned to continue discussion and review of the proposed code change to November 29, 2016.

Board member Shenefelt seconded the motion which passed unanimously.

ADJOURN

There being no further business Chairman Woods called for a motion to adjourn, unanimously approved at 9:30pm.

Yolanda Quiceno
CMC-City Clerk



**City of Belle Isle
Planning & Zoning Board Regular Session Minutes
November 29, 2016 – 6:30pm**

Frank Kruppenbacher City Attorney	David Woods Chairman District 1	Chris Shenefelt District 2	Tom Leftwich District 3	Gregg Templin District 4	Rainey Lane District 5	John McLeod District 6	Nicholas Fouraker Vice Chairman District 7
--------------------------------------	---------------------------------------	-------------------------------	----------------------------	-----------------------------	---------------------------	---------------------------	--

On Tuesday, November 29, 2016 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Woods, Board member Lane, Board member Templin, and Vice Chairman Fouraker. Interim City Manager April Fisher and City Clerk Yolanda Quiceno were also present. Absent were Attorney Kruppenbacher, Board member Shenefelt and Board member McLeod. District 3 - open seat.

Chairman Woods called the meeting at 6:36pm and opened with the Pledge of Allegiance.

Chairman Woods welcomed Ernesto Santana and Terry Perkins from Topline Recreation for an information presentation.

Terry Perkins from Topline Recreation with offices at 2922 Howland Blvd., Deltona, FL gave a presentation of the Shade System product and provided a product catalog for reference. Mr. Santana asked the Board for the possibility of amending the Code to allow canopy shelter enclosures in a residential zoning based on the type of product that they provide. Discussion ensued.

April Fisher clarified that a canopy shelter structure is not permitted in residential districts. If the Board is interested in allowing the canopy in certain areas and specific circumstances they can look at it during the code review process. Ms. Fisher clarified that the request for a canopy shelter cannot be submitted as a variance because it is considered a “use” issue and is expressly permitted from being allowed in the code. She recommended staff research the options and explore where it is used in other cities before moving forward with any changes.

CALL TO ORDER

Chairman Woods called the meeting to order at 7:00pm and confirmation of Quorum. Vice Chairman Fouraker joined the meeting.

APPROVAL OF MINUTES

- a. Approval of the November 14, 2016 minutes

Chairman Woods pulled the minutes for review and asked for approval to be posted at the next scheduled meeting. Board agreed to approve the minutes at the next scheduled meeting.

ORDINANCE NO. 16-09

The Board shall review a proposed ordinance for recommendation to Council as follows,
AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING BOAT DOCK REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 48, ENVIRONMENTAL REGULATIONS, ARTICLE II, BOAT DOCKS; BY AMENDING CHAPTER 54, ZONING DISTRICTS AND REGULATIONS; BY AMENDING SECTION 54-1, RESTRICTIONS UPON LAND, BUILDING AND STRUCTURES; BY AMENDING SECTION 54-79, RETAIL COMMERCIAL DISTRICT C-1; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman Woods opened for public comment.

1. Matt Giglio residing at 3101 Trentwood, Belle Isle presented a Power Point presentation and spoke about the importance of the variance process. He further addressed the impact of allowing a resident to build out 50 feet blocking a neighbor's view 100% of the time in order to compensate for limited use a fraction of the time.

After further discussion, Chairman Woods closed public comment and opened for Board discussion.

After further discussion, the Board agreed to the following changes as noted in yellow on the attached revised ordinance.

Board member Templin motioned to approve the amendments as recorded and forward for recommendation to City Council.

Board member Lane seconded the motion which passed unanimously.

ADJOURN

There being no further business Chairman Woods called for a motion to adjourn, unanimously approved at 10:00pm.

Yolanda Quiceno
CMC-City Clerk

NOTICE OF PUBLIC MEETING

JANUARY 24, 2017 – 6:30PM

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

ITEM 5

MEMORANDUM

TO: Planning and Zoning Board
DATE: January 13, 2017

Applicant Mattamy Orlando LLC - Case No. 2017-01-011

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(b)4, the Board shall review a final plat for recommendation to City Council, submitted by applicant Mattamy Orlando LLC consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.

Background:

1. On January 6, 2017, Clarke Sprinkle on behalf of Mattamy Orlando, LLC submitted the application, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 14, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 12, 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 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 or DENY:

"I move to recommend approval to Council for this request for a final plat pursuant to code Sec 50-33(3)(b)4 on the property consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.

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, FLORIDA

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

Variance Application: Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020

Applicant Request: Final plat review and recommendation to City Council

Existing Zoning/Use: Planned Development/ Residential

Review Comments

This application seeks review and recommendation for approval for a final plat for the planned development project known as Brighton Park townhomes. The City annexed this property in 2016, which was already zoned planned development in Orange County. The preliminary plat was part of the Orange County approval process accepted into the annexation approval by the City.

The final plat conforms substantially to the preliminary plat. The applicant did revise the final plat at the request of the Interim City Manager to be consistent with the Orange County planned development approval which required ten feet to be added to each end unit lot to meet a 10-foot side setback requirement for end units.

Staff Recommendation

Staff provides a recommendation of approval of the final plat.



**CITY OF BELLE ISLE,
FLORIDA**

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

Mayor
Lydia Pisano

Interim City Manager
April Fisher

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Shawn Jarvis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

January 12, 2017

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

APPLICANT: Mattamy Orlando LLC
P&Z CASE #2017-01-011
REQUEST Parcel ID # 29-23-30-0000-00-011
Parcel ID # 20-23-30-0000-00-018
Parcel ID # 20-23-30-0000-00-019
Parcel ID # 20-23-30-0000-00-020

Dear Property Owner:

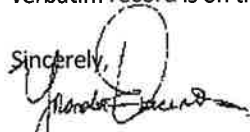
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, January 24, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for recommendation as follows:

Applicant Mattamy Orlando LLC - Case No. 2017-01-011

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(b)4, the Board shall review a final plat for recommendation to City Council, submitted by applicant Mattamy Orlando LLC consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 and 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.

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

Mattamy Orlando LLC - Case NO. 2017-01-011

Parcel	FullInName	FullInName2	Address	City	STZip
3023290000000008	MUNOZ JUAN LUIS		PO BOX 621202	ORLANDO	FL. 32862
3023290000000010	FOX HOLLOW ASSOCIATES LTD		2001 BLUE HERON BLVD W	RIVIERA BEACH	FL. 33404
3023290000000011	MATTAMY ORLANDO LLC		1900 SUMMIT TOWER BLVD STE 500	ORLANDO	FL. 32810
3023290000000018	MATTAMY ORLANDO LLC		1900 SUMMIT TOWER BLVD STE 500	ORLANDO	FL. 32810
3023290000000019	MATTAMY ORLANDO LLC		1900 SUMMIT TOWER BLVD STE 500	ORLANDO	FL. 32810
3023290000000020	MATTAMY ORLANDO LLC		1900 SUMMIT TOWER BLVD STE 500	ORLANDO	FL. 32810
3023290000000022	HIEX ORLANDO CONWAY LTD		255 ALHAMBRA CIR STE 760	CORAL GABLES	FL. 33134
3023290000000030	AVISTA PROPERTIES X LLC		5353 CONROY RD STE 200	ORLANDO	FL. 32811
3023290000000031	AVISTA PROPERTIES X LLC		5353 CONROY RD STE 200	ORLANDO	FL. 32811
3023290000000034	MCCOY INVESTMENTS I LLC		55 E LONG LAKE RD STE 204	TROY	MI. 48085
3023290000000036	DSRS LLC		9393 98TH AVE	SEMINOLE	FL. 33777
3023290000000037	TOWER ASSET SUB LLC		PO BOX 723597	ATLANTA	GA. 31139
3023290000000039	GOLDEN ARCH REALTY CORP		6220 S ORANGE BLOSSOM TRL STE 400A	ORLANDO	FL. 32809
3023290000000043	FOX HOLLOW ASSOCIATES LTD		2001 BLUE HERON BLVD W	RIVIERA BEACH	FL. 33404
3023290000000047	MATTAMY ORLANDO LLC		1900 SUMMIT TOWER BLVD STE 500	ORLANDO	FL. 32810
302329187601010	OJA HOLDINGS INC		PO BOX 2340	WINDERMERE	FL. 34786
302329187601020	PAUL LANCE PROPERTIES LLC		3401 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302329187601030	VAHLE DARRELL L	VAHLE PATRICIA	3408 FLOWERTREE RD	BELLE ISLE	FL. 32812
302329187601040	TRIMBLE MARY J ESTATE		3404 FLOWERTREE RD	BELLE ISLE	FL. 32812
302329187601050	COLLINS CHAD R	VAILLANT KELLY	3400 FLOWERTREE RD	BELLE ISLE	FL. 32812
302329187601060	EDDINGER JEFFREY	EDDINGER LISA	2955 NW 24TH TER	BOCA RATON	FL. 33431
302329187604010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DJ	PO BOX 1393	ORLANDO	FL. 32802
302329188002150	OJA HOLDINGS INC		PO BOX 2340	WINDERMERE	FL. 34786
302329188200010	ANTRIX INVESTMENT LLC		380 COMMERCE PKWY	ROCKLEDGE	FL. 32955
302329188200011	7902 DAETWYLER LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329188200020	LAKE CONWAY INVESTMENTS		3419 TRENTWOOD BLVD STE 102	BELLE ISLE	FL. 32812
302329188200030	LAKE CONWAY INVESTMENTS		3419 TRENTWOOD BLVD STE 102	BELLE ISLE	FL. 32812
302329188200040	TOBEN TIMOTHY J		3407 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302329472500010	LQ FL PROPERTIES L L C	C/O LA QUINTA CORP	909 HIDDEN RDG STE 600	IRVING	TX. 75038
302329472500011	LQ FL PROPERTIES L L C	C/O LA QUINTA CORP	909 HIDDEN RDG STE 600	IRVING	TX. 75038
302329937600001	WINDWARD ON LAKE CONWAY CONDOMINIUM ASSN INC		PO BOX 568846	ORLANDO	FL. 32856

NOTICE OF PUBLIC MEETING

JANUARY 24, 2017 – 6:30PM

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

**ITEM 6
MEMORANDUM**

TO: Planning and Zoning Board
DATE: January 13, 2017

Applicant Hoffner Fruit, LLC - Case No. 2017-01-003

Pursuant to Belle Isle Code Sec. 52-62 and Sec. 42-64, the Board shall consider and take action on a requested variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage, submitted by applicant Hoffner Fruit, LLC located at 4400 Hoffner Avenue, Belle Isle, FL 32812 also known as Parcel #20-23-30-0000-00-012.

Background:

1. On January 3, 2017, Hoffner Fruit, LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 14, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 12, 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 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.

* * *

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

JANUARY 24, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

Applicant Hoffner Fruit, LLC - Case No. 2017-01-003

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, Section 52-52 and Sec 42-64 of the Belle Isle Land Development Code having been met to approve this request for a variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage on the property described as 4400 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. #29-23-30-0000-00-012, Orange County, FL.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* having NOT been met; *[may be used in addition to above or alone]* to deny this request for a variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage on the property described as 4400 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. #29-23-30-0000-00-012, Orange County, FL.

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, FLORIDA

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

Variance Application: 4400 Hoffner Avenue

Applicant Request: A variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage.

Existing Zoning/Use: C-1/ Commercial

Review Comments

This variance application seeks to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33 of the land development code; the property has 198.49 feet of frontage. If calculated to determine whether a variance would be required, if the property frontage was 200.5 feet, a variance would not be needed. The variance needed is approximately 2.01 feet which represents a variance of approximately 1% of the required distance.

Often, land development codes provide an administrative process for a variance request equal to or less than 10% of the requirement. The Belle Isle code does not provide this option, requiring the application to be considered by the Planning and Zoning Board.

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

Staff Recommendation

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

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

The parcel frontage on Conway Road is currently 198.49 feet, the applicant cannot increase the size of the frontage as adjoining properties are under separate ownership and developed. Literal enforcement of the provisions of the zoning ordinance would result in unnecessary hardship as the property frontage is less than 1% short of qualifying for the two-provision.

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

The request for a variance is not self-created nor a personal hardship. A literal measurement is approximately 1% under the required distance. This is a de minimis difference that does not serve as an indication that a personal hardship affects the variance request.

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

The requested variance is the minimum possible variance to make reasonable use of the land.

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. Because the difference is de minimus, there will be no visual significance or detriment to public welfare by granting of the variance. If the parcel frontage had 1% more frontage length, the applicant would be able to have two signs.

Staff provides a recommendation to approve the request based on meeting the criteria above.

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: 1/3/17

P&Z CASE #: 2017-01-003

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING:

APPLICANT: Hoffner Fruit, LLC

OWNER: Hoffner Fruit, LLC

ADDRESS: 200 Pasadena Place
Orlando, FL 32803

PHONE: 407-835-9000

PARCEL TAX ID #: 20-23-30-0000-00-012

LAND USE CLASSIFICATION: Comm. ZONING DISTRICT: Comm.

DETAILED VARIANCE REQUEST: Requesting approval of two signs facing on Conway.

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	1/3/17	004906	J Hunter
		Date Paid	Check/Cash	Rec'd By
Determination _____				
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Action: _____				

Conway & Hoffner Variance Request

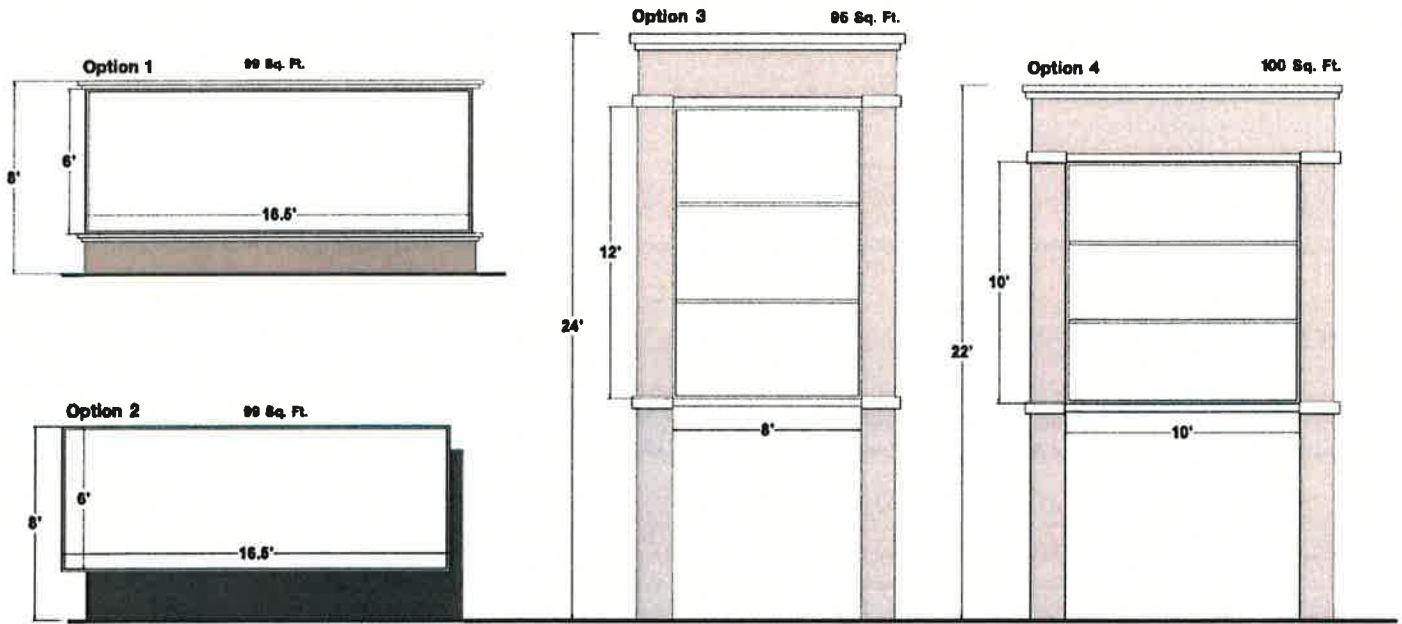
What special conditions and circumstances unique to your property? What would be the unnecessary hardship? The current code requires a property owner to have 200' facing a roadway in order to have 2 signs on that road. Our property has 198.49', thus preventing us from having two separate signs for our tenants on the property.

How were the special conditions noted above created? At the time when the property was developed there was only one tenant on the site, thus only one sign was needed.

Can you accomplish your objective in another way? List alternatives you have considered and evidence as to why they are not feasible? At this time the only signage available for this side of the property is one pylon/monument sign. When you attempt to meet the proposed tenants signage requirements, the signs become cluttered.

What effects will approval of the variance have on adjacent properties or the surrounding neighborhood? None

**Brandon Partners
Conway and Hoffner
Belle Isle, FL**



714 Commerce Circle
Longwood, FL 32750
Sales - 407.332.9663
Service - 407.332.1787
Fax - 407.332.9183

1609057

Design Date: 10/5/16 - MJB

Client Approval

Date

This is an original layout designed in connection with a project contracted between you the client and International Signs & Lighting, Inc. This layout is not to be submitted, viewed, used, reproduced or copied by anyone other than the intended client.



**CITY OF BELLE ISLE,
FLORIDA**

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

Mayor
Lydia Pisano

Interim City Manager
April Fisher

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Shawn Jarvis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

January 12, 2017

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

APPLICANT: Hoffner Fruit, LLC
P&Z CASE #2017-01-003
REQUEST 4400 Hoffner Avenue
Parcel ID # 20-23-30-0000-00-012

Dear Property Owner:

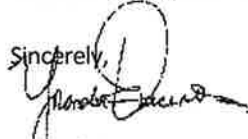
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, January 24, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for approval as follows:

Applicant Hoffner Fruit, LLC - Case No. 2017-01-003

Pursuant to Belle Isle Code Sec. 52-62 and Sec. 42-64, the Board shall consider and take action on a requested variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage, submitted by applicant Hoffner Fruit, LLC located at 4400 Hoffner Avenue, Belle Isle, FL 32812 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

4400 Hoffner Avenue - Case No. 2017-01-003

Parcel	FullName	FullName2	Address	City	STzip
302317000000062	SIS 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	MCGRUFF 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	PAULAUSKAS STEPHANIE CORNELIA LUTZ	PAULAUSKAS PAUL A	5310 HAWFORD CIR	BELLE ISLE	FL. 32812
302320000000013	WENDYS PROPERTIES LLC	ATTN: TAX DEPARTMENT	1 DAVE THOMAS BLVD	DUBLIN	OH. 43017
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
302320000000006	R R LTD		6000 RIVERSIDE DR APT A325	DUBLIN	OH. 43017
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	PV-CONWAY LLC	ATTN: CHARLES A ERNST JR	2901 RIGSBY LN	SAFETY HARBOR	FL. 34695
302320937500560	CARTER WILLIAM R	C/O SHARON BLACK CARTER	762 SAINT MARKS AVE APT 2D	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 JUAN CARLOS		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
302320000000008	TALWAG INVESTMENTS L P	ATTN: TAX DEPT #32164	PO BOX 711	DALLAS	TX. 75221
302320000000012	HOFFNER FRUIT LLC		200 S BISCAYNE BLVD FL 6	MIAMI	FL. 33131
302320365000013	HOFFNER COMMONS LLC		300 N BROADWAY STE 2B	GREEN BAY	WI. 54303
302320937500020	DEONARINESINGH RENUKA D	DEONARINESINGH KENNY	3739 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500040	BARTLE DOUGLAS	BARTLE ANGELICA M	3727 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500050	JUAREZ RUBEN F	JUAREZ LAURA O	3721 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500080	KERNS ASHLEY E	LUCAS JAMES III	4052 QUENITA DR	WINTER PARK	FL. 32792
302320937500100	DINARDO ANTHONY C	GOLAB TAWANA	5345 HAWFORD CIR	BELLE ISLE	FL. 32812
302320937500450	RUSSELL JOHN E	RUSSELL JENNIFER J	3714 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500470	ESSIE SANDUSKY TRUST	C/O ESSIE S SANDUSKY TRUSTEE	3726 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500480	MILLSAPS JEFFREY DEAN	MILLSAPS DIANA L	3732 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500490	TUGGLE DAVID		3738 ROTHBURY DR	BELLE ISLE	FL. 32812
302320937500520	BETROS ANTHONY F	BETROS LISA M	5362 HAWFORD CIR	BELLE ISLE	FL. 32812

NOTICE OF PUBLIC MEETING

JANUARY 24, 2017 – 6:30PM

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

**ITEM 7
MEMORANDUM**

TO: Planning and Zoning Board
DATE: January 13, 2017

Applicant Daryl M. Carter – Case No. 2016-12-001

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

Background:

1. On November 29, 2016, Daryl M. Carter submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 14, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 12, 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 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.

* * *

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

JANUARY 24, 2017 – 6:30PM

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

Applicant Daryl M. Carter – Case No. 2016-12-001

SAMPLE MOTION TO APPROVE:

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

SAMPLE MOTION TO DENY:

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

SUBSECTION (D), 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, FLORIDA

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

Variance Application: 6820 Seminole Drive

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

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

Review Comments

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

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

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

Staff Recommendation

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

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

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

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

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

each lot that currently makes up one parcel.

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

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

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

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

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

Received by April Fisher
DEC 01 2016

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: 11/29/16

P&Z CASE #: 2016-12-001

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 1/24/2017

APPLICANT: Daryl M. Carter

OWNER: Judith B Douglas

ADDRESS: 3333 S. Orange Ave. Ste 200
Orlando, FL 32806

6820 Seminole Dr.
Belle Isle, FL 32812

PHONE: 407-422-3144

PARCEL TAX ID #: 29-23-30-4389-02-040

LAND USE CLASSIFICATION: Low density residential ZONING DISTRICT: R-1-AA

DETAILED VARIANCE REQUEST: The required minimum lot width in the R-1-AA zoning district is 95 feet. We would like to proceed with a lot split, which would result in a lot width of 70.06'. We would like a variance from the minimum lot width.

SECTION OF CODE VARIANCE REQUESTED ON: Section 50-73(a) Basic Requirements

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

Judy B. Douglas
OWNER'S SIGNATURE

FOR OFFICE USE ONLY:	FEE: \$150.00	<u>12/01/2016</u> Date Paid	<u>Chr 1257</u> Check/Cash	<u>[Signature]</u> Rec'd By
Determination _____				
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Council Action: _____				

This Warranty Deed Made the 9th day of May A. D. 1986 by

A. E. JORGENSEN and GRACE G. JORGENSEN, his wife

hereinafter called the grantor, to

JUDITH B. DOUGLAS, a single woman

whose postoffice address is 6820 Seminole Drive, Orlando, Florida 32809
hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00-- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in ORANGE County, Florida, viz:

Lots 4 and 5, Block B, LAKE CONWAY PARK, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO from NW corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of NE corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to SW corner of said Lot 4, the point of beginning of this tract: thence South 25°32' West 190 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 67°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26° East 180 feet to SE corner of said Lot 5, thence North 55°26' West 70 feet to SW corner of said Lot 5, thence North 71°56' West 70 feet to beginning, being in NE¼ of NE¼ of Section 30, Township 23 South, Range 30 East and containing 0.600 acres.

Florida Paid THOMAS H. LOCKER,
Rec Fee \$ 5.00 Orange County
Doc Tax \$ 850.00 Comptroller
Int Tax \$ By *W.D.C.*
Total \$ 855.00 Deputy Clerk

2520200 ORANGE CO. FL.
11:36:20AM 05/13/86

OR3784 PG2334

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1985; and subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maureen Jipon
Rogert Barber

A.E. Jorgensen L.S.
Grace G. Jorgensen L.S.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

E. JORGENSEN and GRACE G. JORGENSEN, his wife:

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 9th day of May, A. D. 19 86

Maureen Jipon

Commission Expires: Jan. 9, 1988

STATE OF FLORIDA
COUNTY OF ORANGE
RECORDED & RECORD VERIFIED
Thomas H. Locker
County Comptroller, Orange Co., FL

RETURN TO: WP 5088
CHELSEA TITLE & GUARANTY CO.
P.O. BOX 4008
WINTER PARK, FLORIDA 32792

THIS INSTRUMENT WAS PREPARED BY *M. Jipon*
Chelsea Title and Guaranty Co., P.O. Box 4008
Winter Park, FL 32792 4008 which instrument
was prepared incidental to the writing of a
title insurance policy.



CITY OF BELLE ISLE, FLORIDA

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

Mayor
Lydia Pisano

Interim City Manager
April Fisher

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Shawn Jarvis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

January 12, 2017

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

APPLICANT: Daryl M. Carter
P&Z CASE #2016-12-001
REQUEST 6820 Seminole Drive
Parcel ID # 29-23-30-4389-02-040

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, January 24, 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 hear a request for approval as follows:

Applicant Daryl M. Carter – Case No. 2016-12-001

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

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

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

Sincerely,

Yolanda Quiceno
CMC-City Clerk

6820 Seminole Drive - Case No. 2016-12-001

Parcel	FullName	FullName2	Address	City	STZIP
302329438901021	2931 NELA AVENUE LAND TRUST	C/O FP CONSULTANTS LLC TRUSTEE	2004 E HARDING ST	ORLANDO	FL. 32806
302329438901023	HAND MARY T		2928 NELA AVE	BELLE ISLE	FL. 32809
302329438901031	DONOVAN MICHAEL T	DONOVAN RHONDA L	2935 NELA AVE	BELLE ISLE	FL. 32809
302329438901041	HENDRY WILLARD MYRON	HENDRY DEBRA L	3007 NELA AVE	BELLE ISLE	FL. 32809
302329438901060	TATRO NANCY E		3013 INDIAN DR	BELLE ISLE	FL. 32812
302329438903010	BASSETT AMBER M	JONES RYAN M	3016 INDIAN DR	BELLE ISLE	FL. 32812
302329438901070	WAKLEY EMILY S		3019 INDIAN DR	BELLE ISLE	FL. 32812
302329438901080	TWICHELL ALAN F JR		3025 INDIAN DR	BELLE ISLE	FL. 32812
302329438903020	CURTIS LORI R		3026 INDIAN DR	BELLE ISLE	FL. 32812
302329438901090	HARVILL ERNEST S		3031 INDIAN DR	BELLE ISLE	FL. 32812
302329438903040	EMERY BARBARA L		3104 INDIAN DR	BELLE ISLE	FL. 32812
302329438903030	LINDAS STEVEN H		3106 INDIAN DR	BELLE ISLE	FL. 32812
302329438903050	LANGLOTZ ROBERT C JR LIFE ESTATE	BUTLER WILLIAM A	3116 INDIAN DR	BELLE ISLE	FL. 32812
302329438903061	SROCZYNSKI ILEANA M	REM: ROBIN J RAGAGLIA	3751 SW 29TH ST	MIAMI	FL. 33134
302329438902010	6806 SEMINOLE LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329438902031	6806 SEMINOLE LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329438902021	6806 SEMINOLE LLC		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329438903360	JOHN SUZANNE E	JOHN PAUL A	6809 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903350	OSTNER CHARLES F JR	OSTNER PATRICIA L	6815 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902040	DOUGLAS JUDITH B		6820 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902060	WEINSIER RICHARD TR	WEINSIER NANCY C TR	6824 SEMINOLE DR	ORLANDO	FL. 32812
302329438902070	MURRAY ROBERT E JR	MURRAY PATRICIA ROMERO	6826 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903331	BEDDOW RICHARD R JR	BEDDOW DEBRA L	6827 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902080	LOCASCIO KIMBERLY H	LOCASCIO JOSEPH R	6832 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903321	ROWLEY MICHAEL E	ROWLEY KATHY	6833 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902090	BARNES DANIEL F	STUMPP-BARNES CARYL A	6838 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903310	GUZMAN CARLOS A	GUZMAN MERCEDES	6839 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903091	ELLINGTON THELMA N		6900 BARBY LN	BELLE ISLE	FL. 32812
302329438902100	DONHAM DEBORAH L		6904 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903341	TURZYNSKA JOANNA		ZIMNY DWOR	83-425 TRZEBUN	FL. 32812
					XX (POLAND)

January 13, 2017

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

RE: Variance Request-Application Supplement Statement

Ms. Fisher,

We believe when reviewing the adjacent parcels to the east, west and the north along with reviewing the majority of the parcels in the immediate area that the facts show most are non-conforming. There are additional that are non-conforming based on side setbacks front setbacks, rear setbacks, total square footage of homes and total square footage of parcel that are not reflected on this Plat map. In essence an overlay of the newer zoning R- 1A creates nonconformity over most of the area. This particular parcel was originally platted like all the adjacent parcels but was under -utilized as a single parcel instead of two which are still reflected on the county maps.

The effects of this variance will bring added value and aesthetics to the neighborhood and added tax base to the city, with two high quality single family homes.

Our request is to go back to the Original Plat, which is the only way to accomplish our objective, and which shall mirror and create true conformity with the adjacent properties and the nearby community.

Please see attached aerial which illustrates the conformity of the subject parcel to adjacent lots and the mass majority of the existing area.

Please feel free to contact me with any questions you may have.

Best Regards,

Daryl Carter
Applicant
3333 S. Orange Ave., Suite 201
Orlando, FL 32806
407-422-3144

Boundary Survey (For Lot Split)

Legal Description:

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

From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract; thence South 25°32' West 190 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 87°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26°00' East 180 feet to the Southwest corner of said Lot 5, thence North 55°28' West 70 feet to the beginning, being in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 30 East and containing 0.600 acres, more or less.

Parcel #1:

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

From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract; thence South 25°32' West 190 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 87°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26°00' East 180 feet to the Southwest corner of said Lot 5, thence North 55°28' West 70 feet to the beginning, being in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 30 East.

Being more particularly described as follows:

Lot 4, Block B, Lake Conway Park, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO
Beginning from the Southwest corner of said Lot 4, thence South 25°32' West 190.0 feet along the prolongation of the West line of said Lot 4 to Lake Conway; thence South 68°27'11" East 70.22 feet along Lake Conway to the prolongation of the East line of said Lot 4; thence N 25°32' E 195.15 feet to the Southeast corner of said Lot 4; thence N 72°38'58" W 70.77 feet along the South Line of said Lot 4 to the POINT OF BEGINNING. Containing 25,778.5 sq. ft. (0.640 acres), more or less. (See Legal Description Continued for Parcel #2)

Legal Description: (Continued)

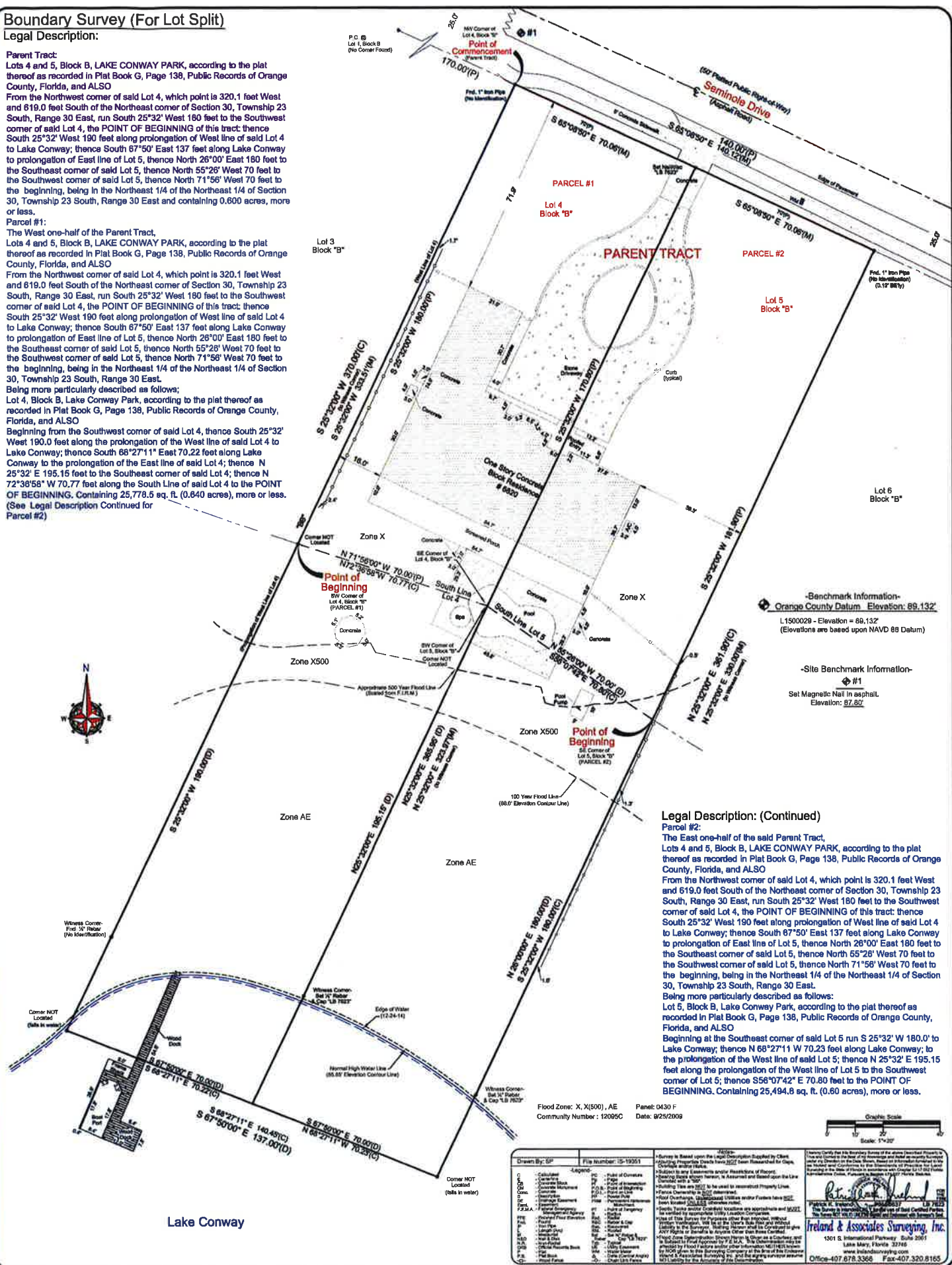
Parcel #2:

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

From the Northwest corner of said Lot 4, which point is 320.1 feet West and 619.0 feet South of the Northeast corner of Section 30, Township 23 South, Range 30 East, run South 25°32' West 180 feet to the Southwest corner of said Lot 4, the POINT OF BEGINNING of this tract; thence South 25°32' West 190 feet along prolongation of West line of said Lot 4 to Lake Conway; thence South 87°50' East 137 feet along Lake Conway to prolongation of East line of Lot 5, thence North 26°00' East 180 feet to the Southwest corner of said Lot 5, thence North 55°28' West 70 feet to the beginning, being in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 30 East.

Being more particularly described as follows:

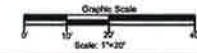
Lot 5, Block B, Lake Conway Park, according to the plat thereof as recorded in Plat Book G, Page 138, Public Records of Orange County, Florida, and ALSO
Beginning at the Southeast corner of said Lot 5 run S 25°32' W 180.0' to Lake Conway; thence N 68°27'11" W 70.23 feet along Lake Conway; to the prolongation of the West line of said Lot 5; thence N 25°32' E 195.15 feet along the prolongation of the West line of Lot 5 to the Southwest corner of Lot 5; thence S 56°07'42" E 70.80 feet to the POINT OF BEGINNING. Containing 25,494.6 sq. ft. (0.60 acres), more or less.



Benchmark Information
Orange County Datum Elevation: 89.132'
L1500028 - Elevation = 89.132'
(Elevations are based upon NAVD 88 Datum)

Site Benchmark Information
#1
Set Magnetic Nail in asphalt.
Elevation: 87.80'

Flood Zone: X, X(500), AE
Community Number: 12005C
Parcel: 0430 F
Date: 9/25/2009



<p>Drawn By: SP</p> <p>Calculated by: SP</p> <p>Checked by: SP</p> <p>Reviewed by: SP</p> <p>Field Notes: SP</p> <p>Survey Date: 9/25/2009</p> <p>Surveyor: SP</p>	<p>File Number: 09-19951</p> <p>Survey is Based upon the Legal Description Supplied by Client (Including Property Deeds, Easements, etc.) unless otherwise noted.</p> <p>Reference to any easements, rights, or interests in this plat shall be deemed to refer to the same as shown on the plat.</p> <p>Plat is based on a true and correct survey of the land.</p> <p>Plat is based on a true and correct survey of the land.</p> <p>Plat is based on a true and correct survey of the land.</p>	<p>Survey is Based upon the Legal Description Supplied by Client (Including Property Deeds, Easements, etc.) unless otherwise noted.</p> <p>Reference to any easements, rights, or interests in this plat shall be deemed to refer to the same as shown on the plat.</p> <p>Plat is based on a true and correct survey of the land.</p> <p>Plat is based on a true and correct survey of the land.</p> <p>Plat is based on a true and correct survey of the land.</p>
--	--	---

Irland & Associates Surveying, Inc.
1501 G International Parkway, Suite 2001
Lake Mary, Florida 32746
www.irlandsurveying.com
Office: 407.878.3366 Fax: 407.320.8165

Lake Conway







