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**NOTICE OF PUBLIC MEETING**  
**February 25, 2020- 6:30 PM**

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

1. Call to Order, Confirmation of Quorum and Pledge to the Flag
2. Approval of the January 28, 2020 minutes
- [3.](#) PUBLIC HEARING CASE #2020-02-006 - PURSUANT TO BELLE ISLE CODE SEC. 48-33 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A) (6) (A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.
- [4.](#) PUBLIC HEARING CASE #2020-02-013 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.
5. Other Business  
-Adding Invocation with the Pledge of Allegiance to the Agenda
6. Adjournment

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

## City of Belle Isle

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

## APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: February 5, 2020P&Z CASE #: 2020-02-006☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHERDATE OF HEARING: February 25, 2020APPLICANT: Sheila CichraOWNER: Michael or Mischelle HarmonADDRESS: 2154 Oak Beach Blvd2919 Cullen Lake Shore DriveSebring, FL 33875Belle Isle, FL 32812PHONE: (407) 450-4241(407) 701-7843PARCEL TAX ID #: 18-23-30-4386-03-720LAND USE CLASSIFICATION: sfr - lakefront ZONING DISTRICT: R-1-AADETAILED VARIANCE REQUEST: request a dock length of 44.5', which will be 40' longer  
than the adjacent dockSECTION OF CODE VARIANCE REQUESTED ON: Sec. 48-32 (a) (6)

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.

Sheila Cichra  
APPLICANT'S SIGNATURE

02/05/2020

Michael Harmon  
OWNER'S SIGNATURE

FOR OFFICE USE ONLY: FEE: \$150.00

Date Paid

Check/Cash

Rec'd By

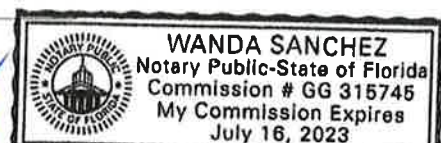
Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

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

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to or affirmed and subscribed before me this 5 day of February 2020, by Michael Harmon. Personally Known ☒  
OR Produced Identification \_\_\_\_\_ Type of Identification Produced \_\_\_\_\_

Wanda Sanchez


**RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER**

3.

[Searches](#)
[Sales Search](#)
[Results](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)

## 2919 Cullen Lake Shore Dr < 18-23-30-4386-03-720 >

Name(s)

 Harmon Michael Jr  
 Harmon Mischelle C

Mailing Address On File

 2919 Cullen Lake Shore Dr  
 Belle Isle, FL 32812-1038

[Incorrect Mailing Address?](#)

Physical Street Address

2919 Cullen Lake Shore Dr

Postal City and Zipcode

Orlando, FL 32812

Property Use

0130 - Sfr - Lake Front

Municipality

Belle Isle



### View 2019 Property Record Card

[Property Features](#)
[Values, Exemptions and Taxes](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
**2020 values will be available in August of 2020.**

### Property Description

[View Plat](#)

LAKE CONWAY ESTATES SECTION 7 Z/38 LOT 372

### Total Land Area

36,691 sqft (+/-) | 0.84 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>	1977	<b>Gross Area:</b> 4940 sqft
	<b>Type Code:</b>	0103 - Single Fam Class III	<b>Beds:</b>	4	<b>Living Area:</b> 3216 sqft
	<b>Building Value:</b>	working...	<b>Baths:</b>	3.5	<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
FPL2 - Fireplace 2	01/01/1977	1 Unit(s)	working...
PL2 - Pool 2	01/01/1977	1 Unit(s)	working...
SCR3 - Scrm Enc 3	12/01/2005	1 Unit(s)	working...
BD2 - Boat Dock 2	01/01/1997	1 Unit(s)	working...

Page 1 of 1 (4 total records)

This Data Printed on 01/05/2020 and System Data Last Refreshed on 01/04/2020

What are you looking to do today? You can also type your question below.



2

3

# AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Michael or Mischelle Harmon, AS THE OWNER(S) OF THE  
 REAL PROPERTY DESCRIBED AS FOLLOWS, 2919 Cullen Lake Shore Drive, DO  
 HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Sheila Cichra,  
 TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED  
 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, boat dock variance and building permit, AND TO  
 APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS  
 APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 2/5/2020



[Signature]  
 Signature of Property Owner

Michael Harmon  
 Print Name Property Owner

Date: \_\_\_\_\_

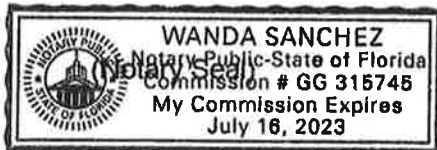
\_\_\_\_\_  
 Signature of Property Owner

\_\_\_\_\_  
 Print Name Property Owner

STATE OF FLORIDA :  
 COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 5 day of February,  
2020 by Michael Harmon. He/she is personally known to me or has produced  
 \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 5 day of  
February, in the year 2020.



[Signature]  
 Signature of Notary Public  
 Notary Public for the State of Florida

My Commission Expires: 7/16/2023

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 18-23-30-4386-03-720

LEGAL DESCRIPTION: LAKE CONWAY ESTATES SECTION 7 Z/38 LOT 372



### ITEM 3

#### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** February 25, 2020

PUBLIC HEARING CASE #2020-02-006 - PURSUANT TO BELLE ISLE CODE SEC. 48-33 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A) (6) (A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

**Background:**

1. On February 5, 2020, Sheila Cichra submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, February 15, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, February 14, 2020.

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

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**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the requested variance from Sec. 48-32(A)(6)(A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* **having NOT been met**; *[may be used in addition to above or alone]* **TO DENY** the requested variance from Sec. 48-32(A)(6)(A) TO ALLOW A DOCK TO EXTEND GREATER THAN 15 FEET LAKEWARD OF AN EXISTING DOCK WITHIN 300 FEET OF THE PROPOSED LOCATION FOR THE DOCK, SUBMITTED BY APPLICANT SHEILA CICHRA, LOCATED AT 2919 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-720.

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

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

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

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

**Fwd: Harmon**

1 message

**Sheila Cichra** <sheilacichra@gmail.com>

Thu, Feb 6, 2020 at 1:04 PM

To: Heidi Peacock &lt;hpeacock@belleislefl.gov&gt;, Susan Manchester &lt;SManchester@universalengineering.com&gt;, April Fisher &lt;APRILFISHER73@gmail.com&gt;

Please see attached, the electronic version of the plans.

Regarding special conditions and or circumstances:

The contour of the shoreline and the water depth along the shoreline create a situation where there is only one fairly small place that a functional boathouse may be constructed.

Regarding not self-created:

The contour of the shoreline and the depth of the lake is not a situation that was created by any man; especially not this current property owner.

Regarding the minimum possible variance:

As previously mentioned, this really is the Only location where there is adequate water depth for a functional boathouse.

Regarding purpose and intent:

The proposed structure will not seem out of place, as it is average length and size. It is just the contour of the shoreline, in this tiny little cove area of the lake, that creates the length issue.

Please let me know if this is an adequate response to the application supplement?

Thank you!

--

Sheila Cichra  
President, Streamline Permitting, Inc.  
[2154 Oak Beach Boulevard](#)  
[Sebring, Florida 33875](#)  
cell (407) 450-4241  
office (863) 314-6711  
[sheilacichra@gmail.com](mailto:sheilacichra@gmail.com)  
CRC1326973

----- Forwarded message -----

From: **Smith, Thomas** <[thomas@macgregorsmith.com](mailto:thomas@macgregorsmith.com)>

Date: Thu, Feb 6, 2020, 9:27 AM

Subject: Harmon

To: [sheilacichra@gmail.com](mailto:sheilacichra@gmail.com) <[sheilacichra@gmail.com](mailto:sheilacichra@gmail.com)>

Here is the file with the C1 Revised and then C2 & C3 from the other part.

Did you need C4 in this as well?

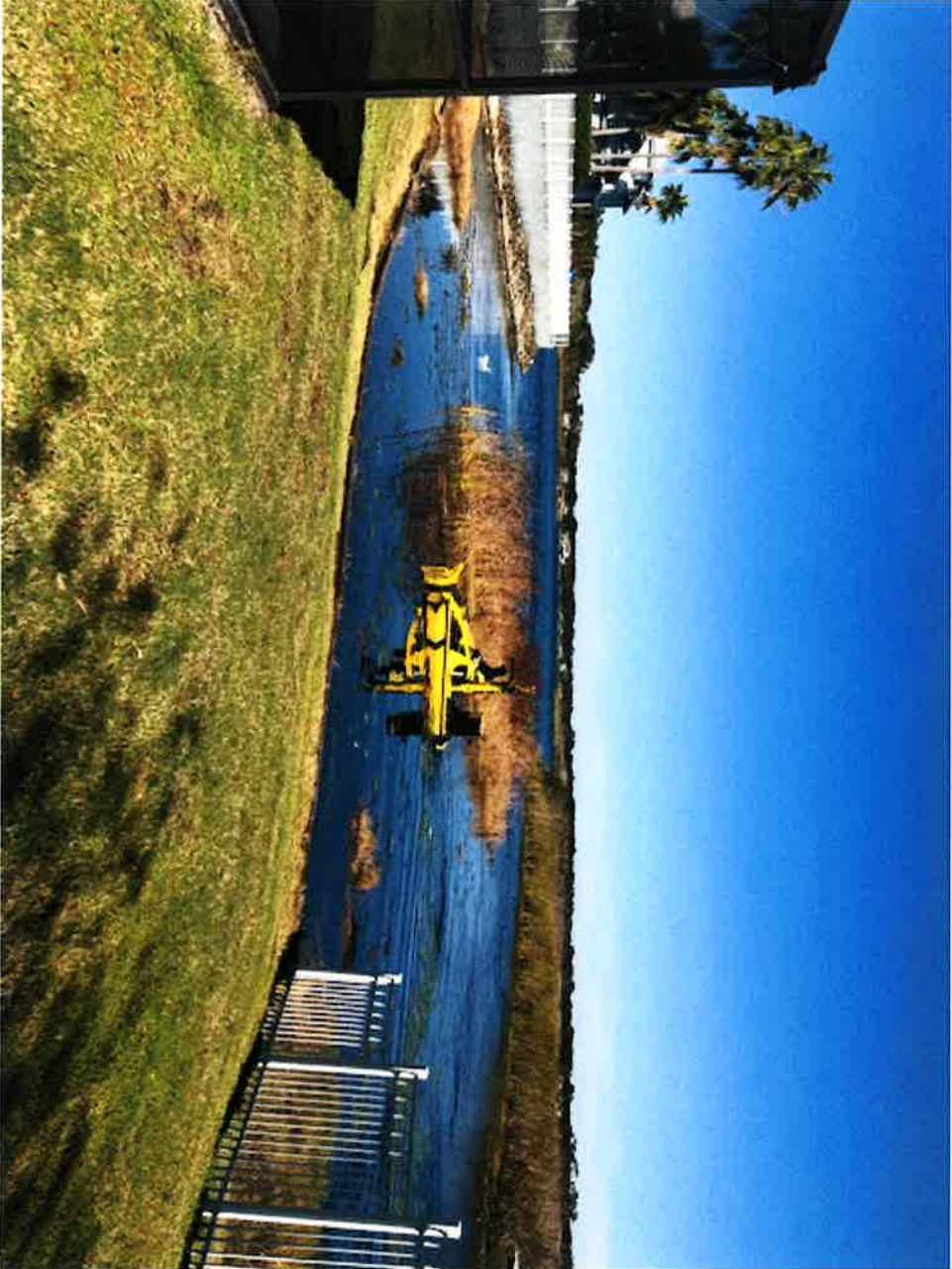
Thanks

Thomas M Smith IV











# Harmon Residence Dock

#	Date	Description
3		

Revisions

Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, FL 32869-0942

ph (407) 299-0650

Business Authorization Number - EB 0006579

Cover Sheet & Site Plan

Harmon Residence Dock

2919 Cullen Lake Shore Dr, Belle Isle, FL 32812

DP	Drawn
DP	Checked
1"=30'	Scale
1/23/20	Date
Dock-C1	File
Dwg. No.	
C10	
1 of 4	

Engineer:  
Darcy Unroe PE  
Unroe Engineering, Inc  
PO Box 690942  
Orlando, Florida 32869  
Ph (407) 299-0650

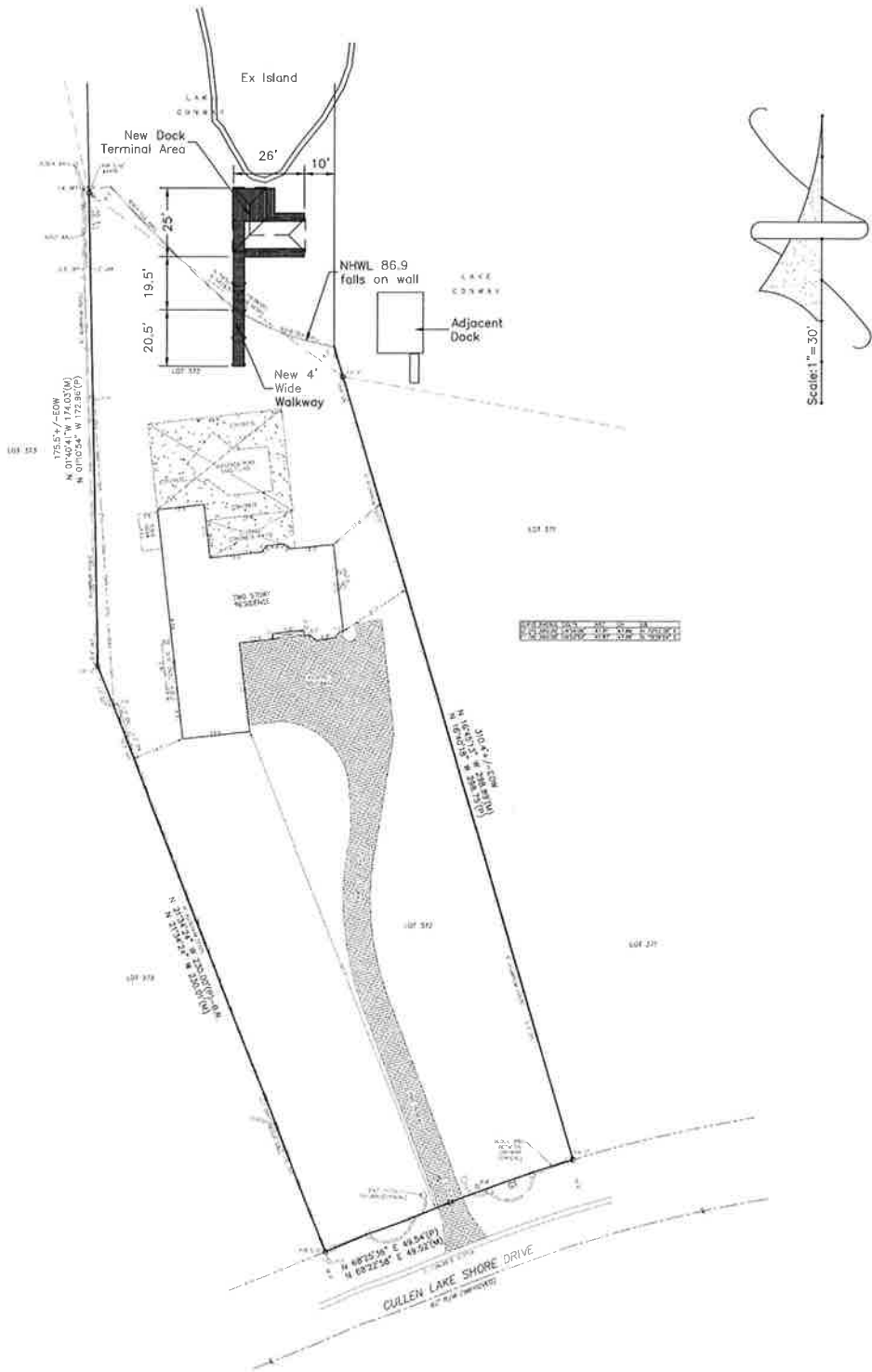
#### Wood Frame Construction Notes:

- Design Parameters: per Load Table
- Lumber exposed to weather or contacting concrete or steel shall be pressure treated (PT)
- All lumber in contact with concrete products shall be shielded by a protective barrier.
- All fasteners in contact with pressure treated lumber are to be hot dipped galvanized or stainless steel.
- All dimensions shall be field verified. The engineer and owner shall be notified immediately of any discrepancies from dimensions or field conditions noted herein.
- Elevation views are for visual reference only. Always refer to layout plans for specified measurements.
- Anchor positions shall have a tolerance of  $\pm \frac{1}{2}"$ .
- Written dimensions supercede scaled dimensions in all cases. Any dimensional discrepancies shall be brought to the attention of the engineer immediately.

#### Specifications and Notations:

##### General Notes:

- These notes shall apply to all work in this set of drawings.
- It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
- Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
- The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
- In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
- All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
- All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
- Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.



#### Project Description

Install new private boat dock on an residential property.

#### Schedule of Drawings

- C1 - Cover Sheet & Site Plan
- C2 - Dock Installation Plan
- C3 - Elevations & Details
- C4 - Siltation and Erosion Control Details

#### Project Data

General Information	
Total Site Area	0.84 Ac
Width at NHWL:	116 lf

Construction Data	
Construction Type:	V
Building Description:	PT Wood & Shingle Roof
Terminal Dock Area:	550 sf
Walkway area:	160 sf
Total Building Area:	710 sf

Applicable Codes	
Florida Building Code 2017	

#### Design Load Table

Floor Live Loads	
Decks & Walkways	= 60 psf
Roofs	= 20 psf

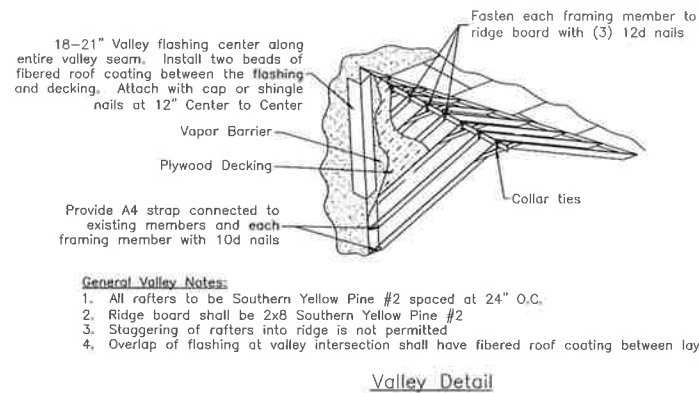
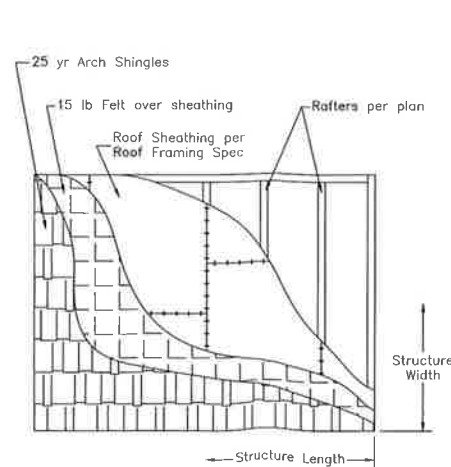
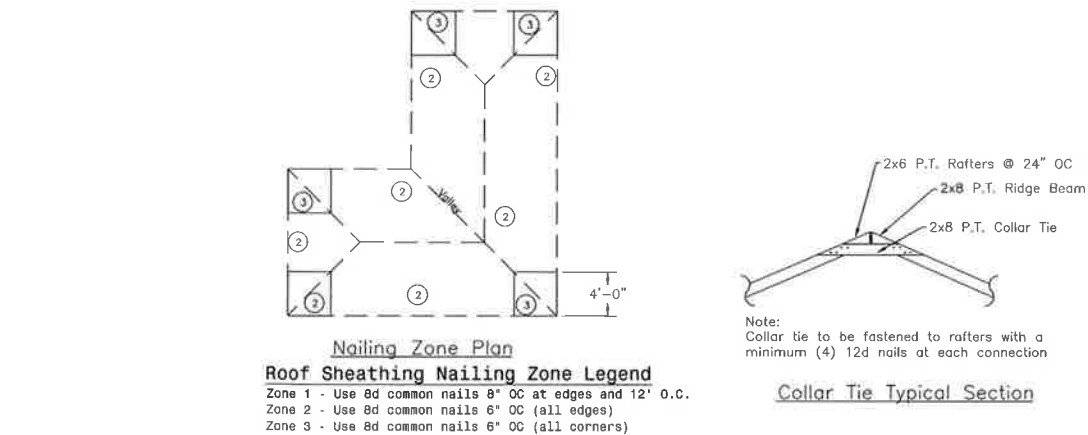
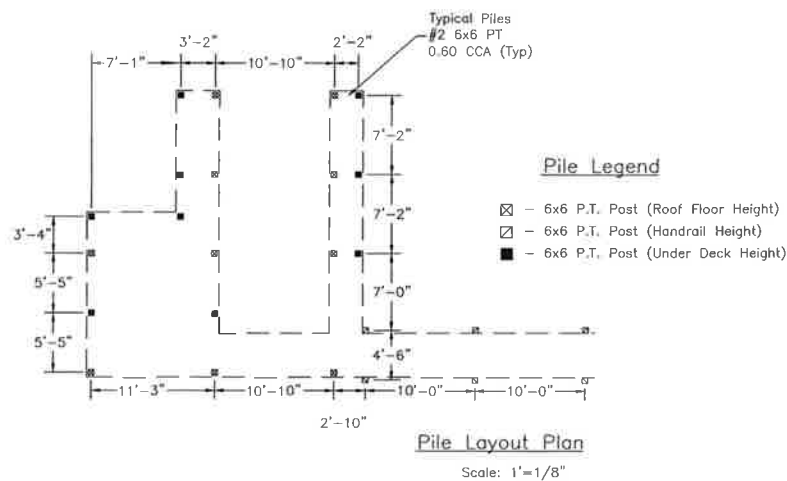
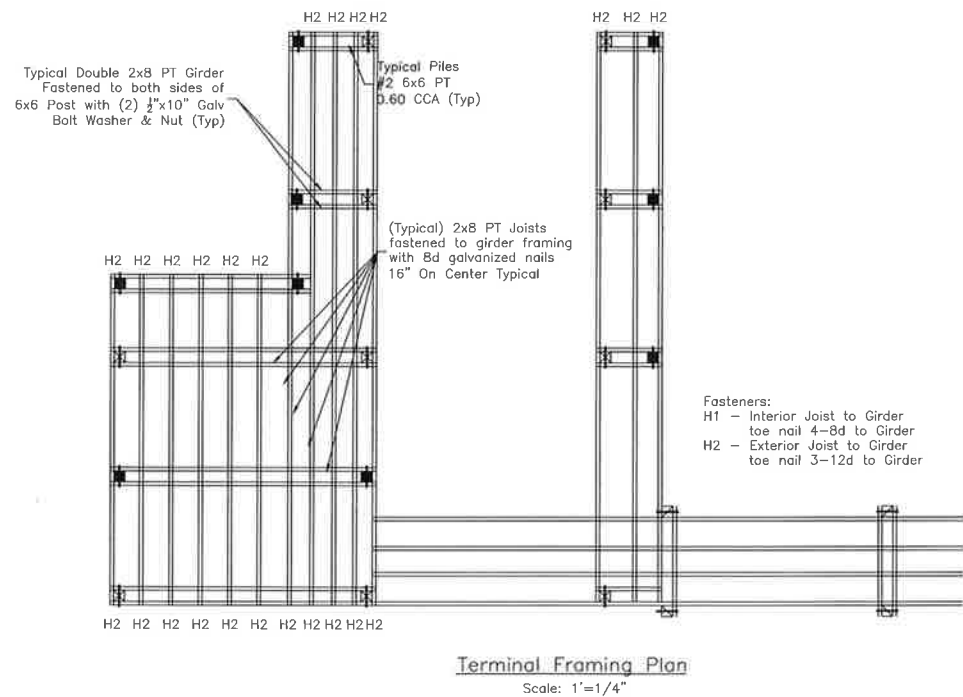
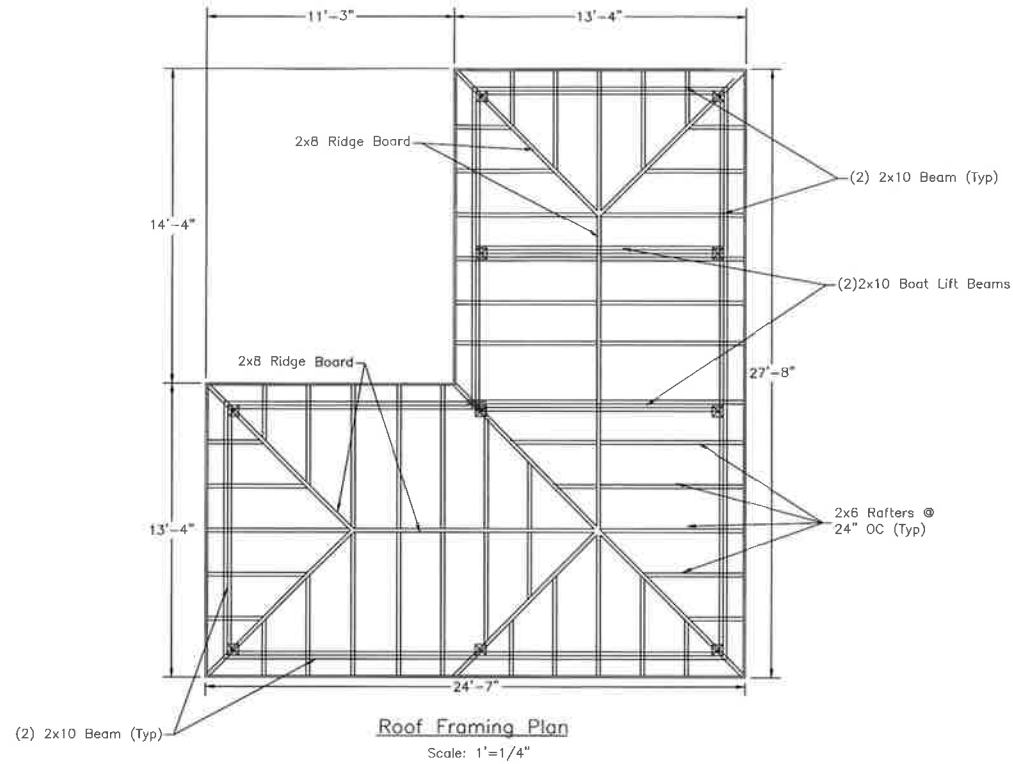
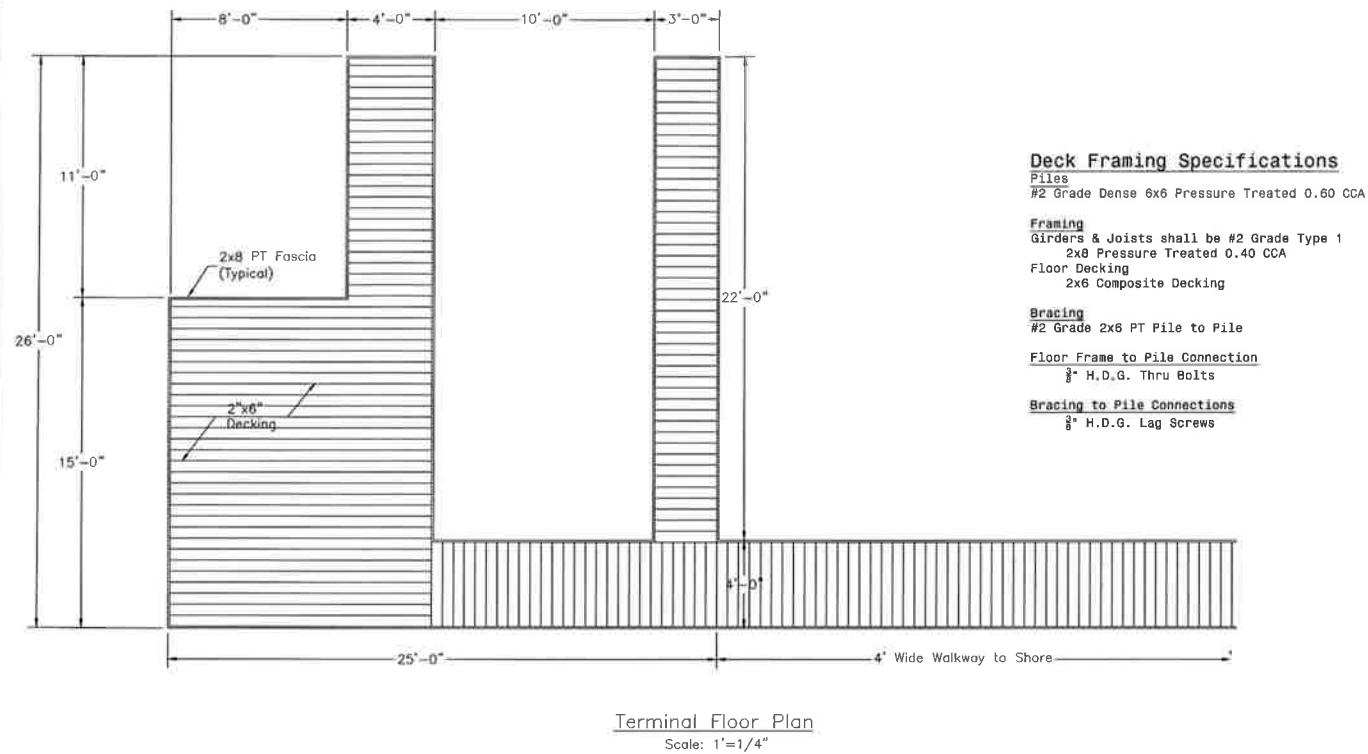
Wind Design Data	
Ultimate Wind Speed	= 139 mph
Basic Wind Speed	= 108 mph

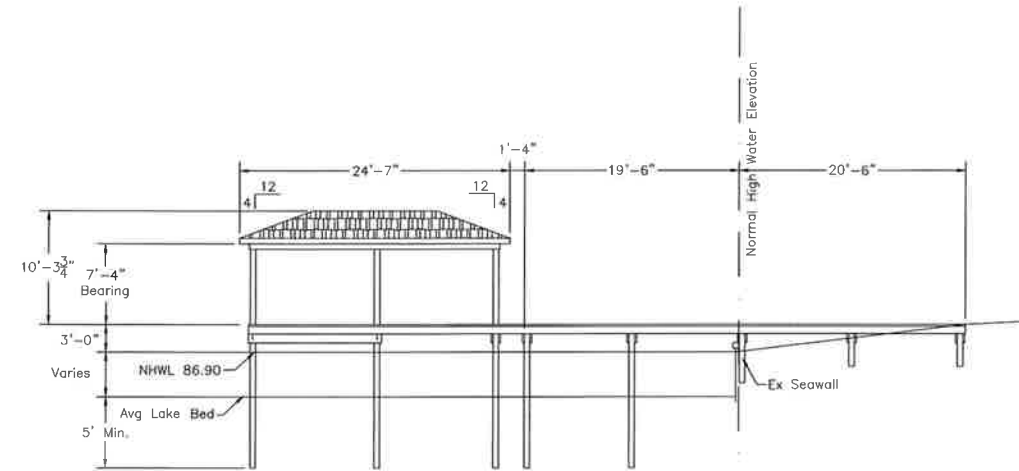
Risk Category	= II
Wind Exposure	= D
Exposure Class	= Not Enclosed
Int pressure Coeff	= 0.55+/-

Peak Wind Load	= 35.99 psf
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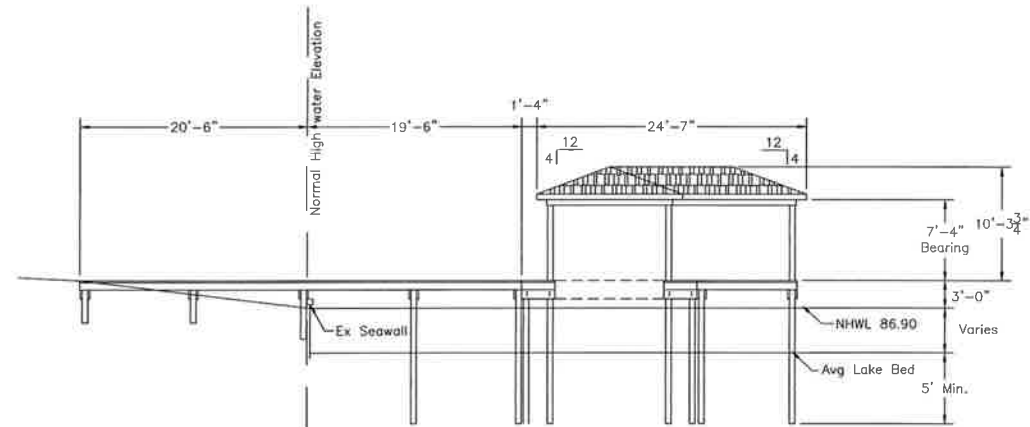
#### Dock Area Calculations

Length of property at the NHWL	= 116 lf
Dock Area Calculation	
Allowable area = (10 sf/lf * 75 lf) + (5 sf/lf * (116-75)lf)	
Allowable area	= 955 sf
Area of boat dock deck	= 368 sf
Additional Area under roof	= 220 sf
Total Terminal Platform Area	= 588 sf < 1,000 (OK)

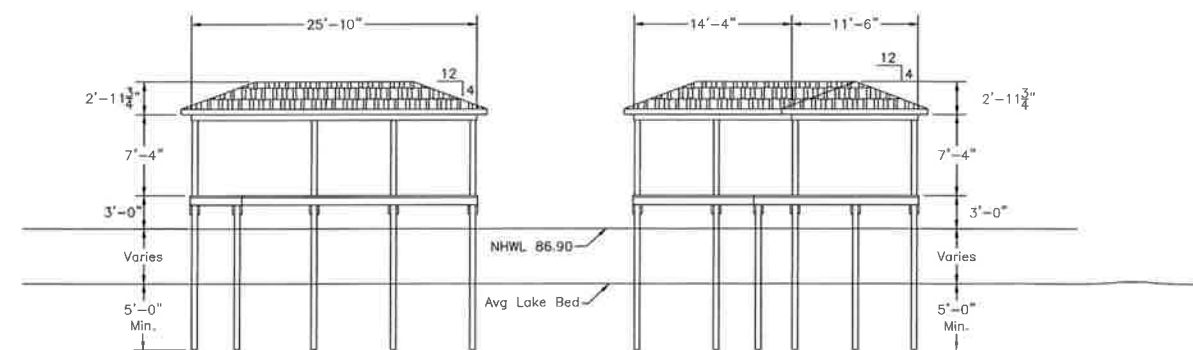




Side Elevation - East View

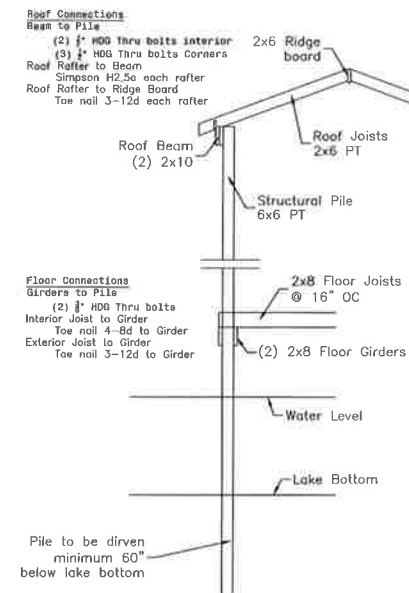


Side Elevation - West View

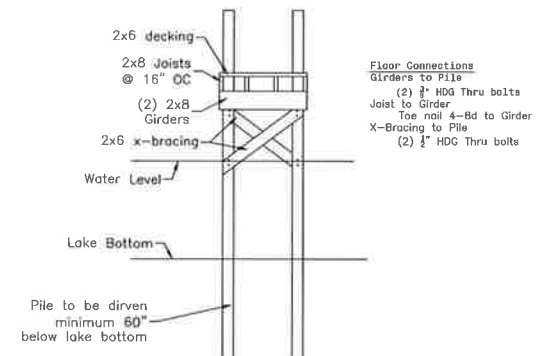


Front Elevation - North View

Rear Elevation - South View



Dock Structural Framing Section



Walkway Structural Framing Section

**Unroe Engineering, Inc**  
Civil Engineering/Planning/Scientific Evaluation  
PO Box 690942, Orlando, FL 32869-0942  
Business Authorization Number - EB 0000579 ph (407) 299-0650

**Roof Plan & Elevations**  
**Harmon Residence Dock**  
2919 Cullen Lake Shore Dr, Belle Isle, FL 32812

DP	Drawn
DP	Checked
1/4"=1'	Scale
1/23/20	Date
Dock-C3	File

Dwg. No.

3 of 4

**City of Belle Isle**

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

4.

**APPLICATION FOR VARIANCE / SPECIAL EXCEPTION**

DATE: 2/12/2020

P&Z CASE #: 2020-02-013

☒ VARIANCE   ☐ SPECIAL EXCEPTION   ☐ OTHER

DATE OF HEARING: \_\_\_\_\_

APPLICANT: THIRUMALA HOTEL, LLC

OWNER: THIRUMALA PROPERTIES, LLC

ADDRESS: 1936 MCOY RD.  
ORLANDO, FL. 32809

10644 LAGO BELLA DR.  
ORLANDO, FL. 32832

PHONE: (321) 356-7308

(321) 356-7308

PARCEL TAX ID #: 30-23-30-0000-00-005

LAND USE CLASSIFICATION: COM

ZONING DISTRICT: C-1

DETAILED VARIANCE REQUEST: \_\_\_\_\_

TO PUT A/C EQUIPMENT ON THE ROOF OF A  
48 FT TALL HOTEL. THE A/C EQUIPMENT IS 2 FT  
TALL. TOTAL HEIGHT OF BUILDING AND EQUIPMENT IS 50 FT.

SECTION OF CODE VARIANCE REQUESTED ON: SEC. 50-73(a)

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.

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APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

02/12/2020 CK# 2108 Hep  
Date Paid      Check/Cash      Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

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

Feb 10, 2020

WYNDHAM  
re: ~~Hilton~~ Garden Hotel 2635 McCoy Road

**VARIANCE REQUEST: - Application Supplement**

*The following information is provided for a Variance Request / Special Exception to allow air-conditioning equipment on top of a 48 ft tall hotel which is under construction.*

**WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCE UNIQUE TO YOUR PROPERTY? WHAT WOULD THE BE THE UNNECESSARY HARDSHIP?**

The unique circumstance to the subject property is the allowed building height of 48 ft which did not include roof top equipment. The unnecessary hardship will be with the air-conditioning located on the ground the noise will be noticeable.

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

The height of the building is 48 ft and the roof equipment will add 2 ft to the height.

**CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVE YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.**

The air-condition equipment could be located on the ground.

**WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FORE EXAMPLE: ADEQUATE LIGHT, AIR, ACCESS, USES OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC.**

The effects of the equipment on the roof will have no effect to the surrounding area. The 2 ft addition is located near the center of the roof and will not be visible from the ground.



## ITEM 4

### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** February 25, 2020

PUBLIC HEARING CASE #2020-02-013 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.

**Background:**

1. On February 12, 2020, Thirumala Hotel, LLC submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, February 15, 2020, Orlando Sentinel.
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The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the requested variance from Sec. 50-73 TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** ***having NOT been met;*** *[may be used in addition to above or alone]* **TO DENY** the requested variance from Sec. 50-73 TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.

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

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

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

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

**ITEM 5**

Other Business

-Adding Invocation with the Pledge of Allegiance to the Agenda

**ITEM 6**

Adjournment

February 19, 2020

**Variance Application: 2635 McCoy Road**

**Applicant Request:** PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A PREVIOUSLY APPROVED VARIANCE FOR A BUILDING HEIGHT OF 48 FEET TO NOW BE INCREASED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET. THIS WILL ENABLE THE ACCOMODATION OF AIR CONDITIONING EQUIPMENT THAT ARE TWO FEET TALLER THAN THE 48 FEET APPROVED IN THE PREVIOUS VARIANCE REQUEST, SUBMITTED BY APPLICANT THIRUMALA HOTELS, LLC, LOCATED AT 2635 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-005.

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

**Background**

A hotel is currently being constructed on the subject property. As background, the property owner entered into a Land Donation Agreement with City Council on August 7, 2018 to donate the residentially zoned portion of the property to the City. Part of this Agreement included the City Council granting a height variance to allow the hotel up to a maximum of 48 feet in height. The applicant has now determined that the air conditioning equipment for the hotel is two feet taller than the maximum building height approved at 48 feet and is seeking to amend the previously approved height variance to be a maximum height of 50 feet allowed.

**Staff Review and Recommendations**

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

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

This criterion is moot for this request. It was determined in the original variance request that this criterion is met. The application is seeking to amend the approved variance of 48 feet to 50 feet.

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

This criterion is moot for this request. It was determined in the original

variance request that this criterion is met. The application is seeking to amend the approved variance of 48 feet to 50 feet.

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

The requested variance from the height requirement is the minimum possible variance needed to accommodate the air conditioning equipment.

**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 so long as the proposed air conditioning equipment is positioned in the center of the roof and not visible.

Staff provides a recommendation to approve the requested variance based on the above information and subject to the following conditions:

1. The air conditioning equipment must be set back to the center of the roof so that it is screened from view. If it can not be, then additional parapet is required to screen it from view.
2. No lighting is allowed on the air conditioning equipment. Any roof lighting that was approved as part of the original building height of 48 feet must remain as is and shall not be elevated past what was approved in permitting for the 48-foot building height.
3. This approval does not permit additional rooftop equipment to be placed on the building past 48 feet in height. It is only to allow the air conditioning equipment.

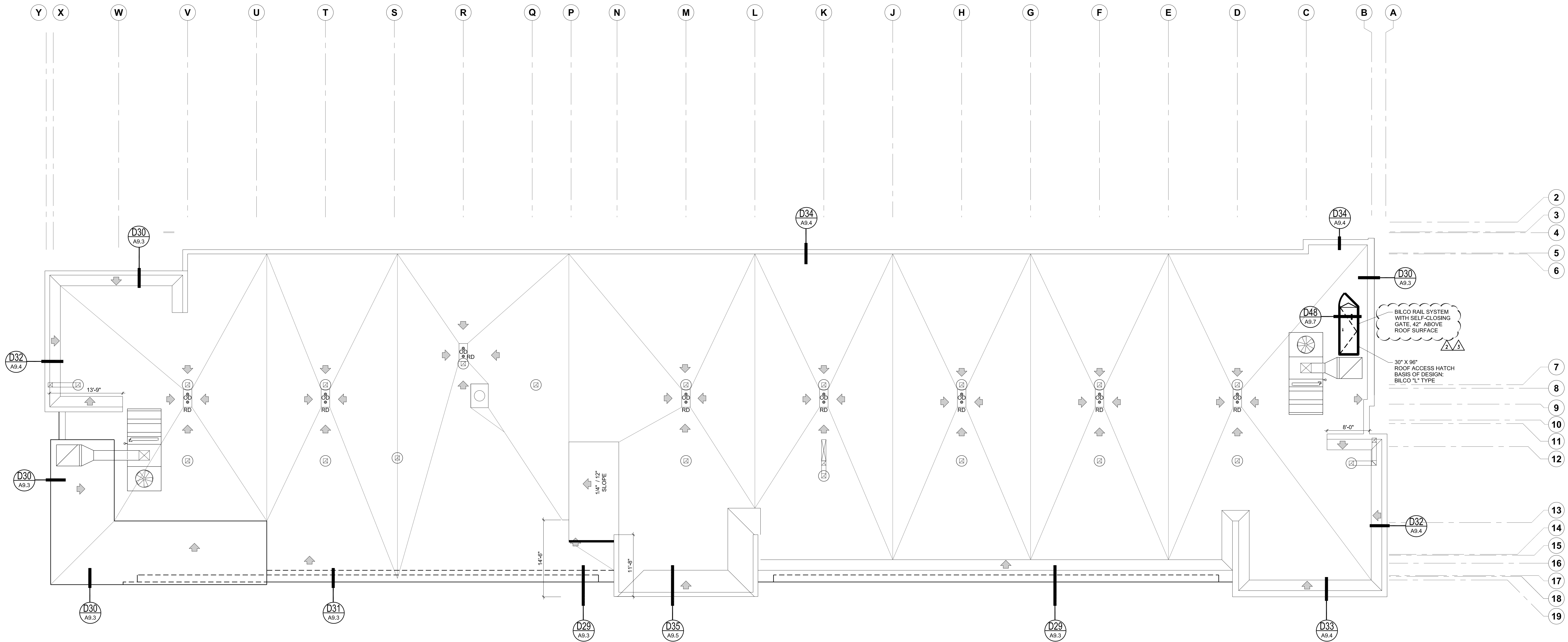
With these conditions, staff recommends approval of the proposed hotel.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board.

**Next Steps**

The Board may approve the proposed variance application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

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



7 ROOF PLAN  
SCALE: 1/8" = 1'-0"

PERMIT SET

HARTER - ADAMS P.A.  
ARCHITECTS AND PLANNERS  
377 MATLAND AVE. SUITE 200, ALTAMONTE SPRINGS, FL 32701  
PHONE 407 847-5200 FAX 407 847-5202

WYNDHAM GARDEN HOTEL  
2635 MCCOY ROAD, BELLE ISLE  
ORLANDO, FLORIDA 32809



REVISION  
11-7-19  
2-5-20  
2-24-20

JOB NO.  
18037

DATE  
APR 1 2019

SHEET

A2.7

OF 6

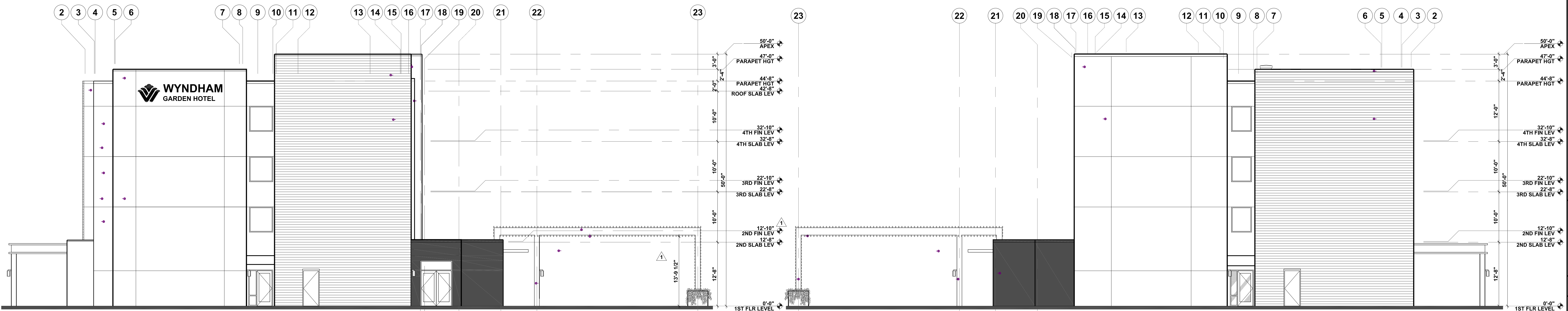




**A FRONT ELEVATION (SOUTH)**  
A3.1 SCALE: 1/8" = 1'-0"



**B REAR ELEVATION (NORTH)**  
A3.1 SCALE: 1/8" = 1'-0"



**D LEFT SIDE ELEVATION (WEST)**  
A3.1 SCALE: 1/8" = 1'-0"

**C RIGHT SIDE ELEVATION (EAST)**  
A3.1 SCALE: 1/8" = 1'-0"

PERMIT SET

HARTER - ADAMS P.A.  
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REVISION
09-25-19
12-18-19
01-28-2020

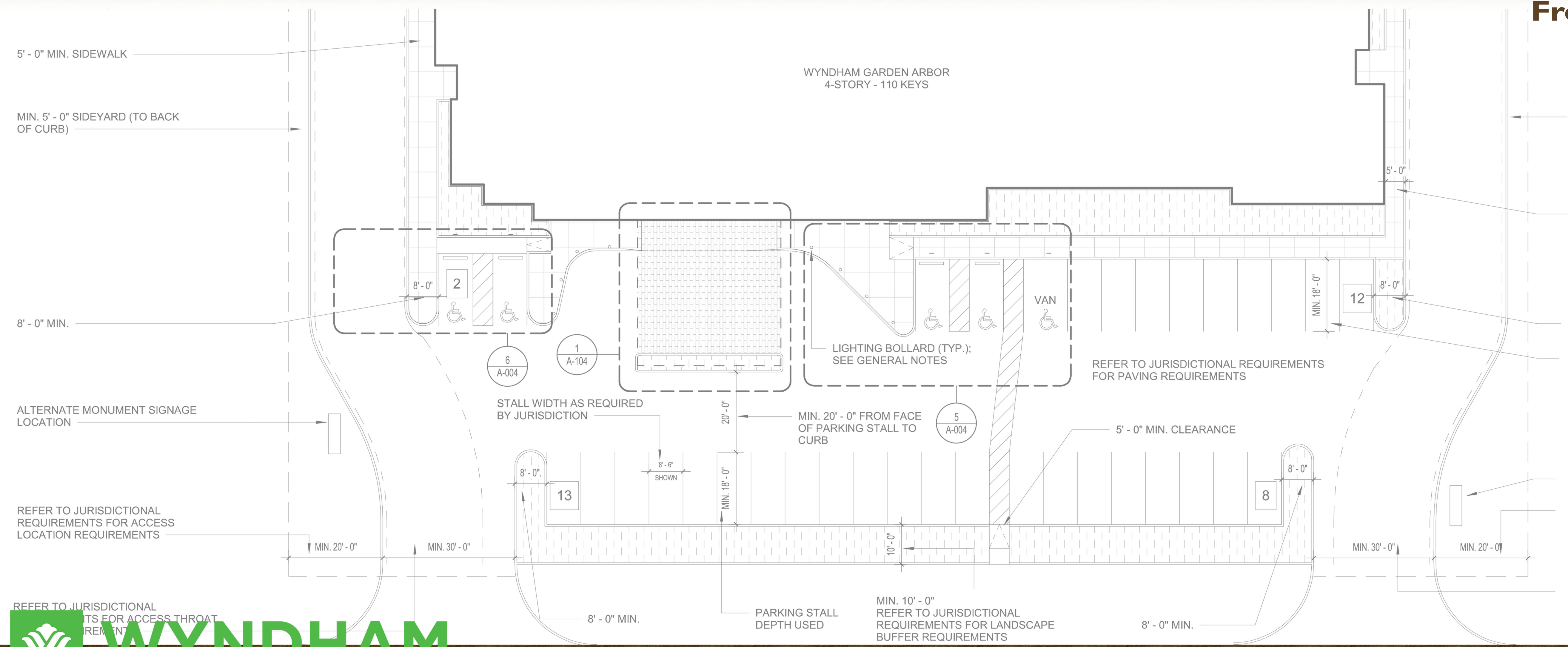
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DATE APR 1 2019
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A3.1  
OF 6





## Front Elevation (south)



<b>EF - 1</b>  <b>E.I.F.S.</b> <b>Benjamin Moore</b> <b>OC 21</b> <b>Winter White</b>	<b>EF - 2</b>  <b>E.I.F.S.</b> <b>Benjamin Moore</b> <b>2140-50</b> <b>Gray Horse</b>
<b>EF - 4</b>  <b>match</b> <b>Pantone</b> <b>361 C</b>	<b>EF - 5</b>  <b>Stone Veneer</b> <b>Erthcoverings</b> <b>Large Strip Series</b> <b>SF-LRP Silver Fox</b>
<b>EF - 6</b>  <b>Aluminum Siding</b> <b>Wod Grain</b> <b>6" V-Groove Wood</b> <b>Longboard 6" Channel</b>	<b>EF - 7</b>  <b>Steel Tube Framing</b> <b>to match</b> <b>Dark Bronze</b> <b>Anodized</b>



**Wyndham Garden Hotel**  
 2635 McCoy Road, Belle Isle - Orlando, FL

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