



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Avenue
Held the 4th Tuesday of Every Month
Tuesday, March 23, 2021 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 1 member – David Woods, VChair | District 2 member – Christopher Shenefelt | District 3 member – OPEN SEAT
District 4 member – Randy Holihan, Chair | District 5 member – Rainey Lane | District 6 member – Andrew Thompson |
District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofbelleislefl.org. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag – Board Member, Shenefelt**
3. **Approval of Minutes**
 - a. Approval of February 23, 2021 minutes
4. **Public Hearings**
 - a. PUBLIC HEARING CASE#2021-02-032 – PURSUANT TO BELLE ISLE CODE SEC. 42-64, AND SEC. 30-82, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 30-133, TO ALLOW A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.
 - b. PUBLIC HEARING CASE #2020-09-007 - PURSUANT TO BELLE ISLE CODE SEC. 54-84 (G) (2) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SITE PLAN FOR WALLACE PARK IMPROVEMENTS, SUBMITTED BY APPLICANT CITY OF BELLE ISLE, LOCATED AT E. WALLACE STREET, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-8977-00-021.
5. **Other Business**
6. **Adjournment**

APPEALS: "If a person decides to appeal (Belle Isle's City Code Section 42-71) any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105). A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting. --Page 1 of 1



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING

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Tuesday, February 23, 2021, * 6:30 pm
MINUTES

a.

The Belle Isle City Council met in a regular session on January 26, 2021, at 6:30 pm at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Chairman Holihan
Board member Woods
Board member Lane
Board member Shenefelt
Board member Thompson
Board member Hobbs

Absent was:

District 3 - OPEN

Also present was City Manager Bob Francis, City Planner April Fisher, Attorney Dan Langley, and City Clerk Yolanda Quiceno.

1. Call to Order, Confirmation of Quorum
Chairman Holihan called the meeting to order at 6:30 pm. City Clerk confirmed quorum.

2. Invocation and Pledge to the Flag
Board member Woods gave the invocation and led the Pledge to the Flag.

3. Approval of P&Z Meeting minutes – January 26, 2021
[a.](#) P&Z Meeting minutes – January 26, 2021
Chairman Holihan called for a motion to approve the minutes of January 26, 2021.
Board member Woods moved to approve the minutes as presented.
Board member Lane seconded the motion, which passed unanimously 6:0.

4. Public Hearings

[a.](#) Public Hearing Case #2021-02-003 - Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 52-33 (5) (C) to allow two illuminated wall signs taller than 30 feet in height, to be located within 200 yards of the residentially zoned property, 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.

City Planner April Fisher said the applicant is requesting a variance for two wall signs to be illuminated that will be taller than 30 feet in height; prohibited by Code. Staff is recommending approval with conditions of the request, which meets all the variance criteria outlined by Code. The front of the building faces McCoy. The other sign is on the building's side and is not visible to the residences in that area. The conditions are,

1. A new lighting photometric plan be provided with the sign permit application to ensure there is no spillover onto the residential properties; and
2. The plan set is part of the approval process showing the location of the signs.

John Herbert with American Civil Engineering, representing the applicant, said he concurs with staff conditions. Mr. Herbert said typically, a photometric plan is submitted once the project is completed. The Board agreed that the photometric report could be submitted before the start of the installation.

Chairman Holihan asked for clarification on the submitted plans; one set shows a 30-inch stack, and the second shows a 24-inch stack. Mr. Herbert said the plans should reflect the 30-inch stack and submit a revised set of plans to the City.

Board member Woods said the issue with signage facing residents is not the lumens that it puts out but that it is the glare from a light that was not there before which is the annoyance. He believes there is a substantial tree buffer from the building to the residences. It would have been appropriate to provide a simple illustration showing the height of the signs, the trees, and the highest residences that establish a line of sight between the two places. Mr. Herbert said he walked the entire perimeter and said he could only see the roofs of two homes to the north (2500 and 2504 Trentwood).

Chairman Holihan opened for public comment. There being none, he closed public comment.

Board member Woods moved SEC. 42-64 AND Sec. 52-33 (5) (C) of the Belle Isle Land Development Code having been met to approve the requested variance to allow two illuminated wall signs, taller than 30 feet in height, to be located within 200 yards of the residentially zoned property, 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 subject to

- 1. The signs being located per the submitted plans**
- 2. Photometric be submitted with the permit**
- 3. Revision of the correction of the sign**

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

b. Public Hearing Case #2021-02-006- Pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence with a gate in the front yard of a residential property, submitted by applicant Paul Lopez located at 5811 LaBelle Street, Belle Isle FL 32809 also known as Parcel# 19-23-30-0000-00-002.

April Fisher presented the variance and said the applicant is requesting a four-foot-high fence and gate in the front yard of the single-family residence. The primary concern is security and safety. It is adjacent to the pedestrian lake, with access to Lake Conway. Currently, the property is not fenced and has had security issues and others walking white dogs on the property. The application indicated that they are seeking the same materials as the fence installed by the City. Based on their concerns, the staff is recommending approval of the requested variance as presented in the package. The City received some comments and a petition opposing the variance from the surrounding residents for the record.

Paul Lopez, the applicant, residing at 5811 LaBelle Street, said he is seeking the variance because that side of the home appears to be part of the open space. He had many people walking their dogs on his property and a documented case when a stranger slept on his property. The gate on his property is not part of the variance because it is existing and is located behind the front line of the house. The fence he is proposing does not impede in any way, the shape, or form of the lake view. He said the fence would not be visible, as noted in the pictures he provided. He is conceding the setback to accommodate the existing power pole in the property. The idea is to place the fence 3-4 feet high to discourage others from walking and entering his property for his family's safety.

Board member Woods asked if the applicant ever considered placing hedges instead of a 4-foot fence. Mr. Lopez said he currently has hedges on the left side of the house. Unfortunately, that is where they found the trespasser.

Board member Woods asked if the applicant is aware of the Petition that has been circulated in opposition. Mr. Lopez said he is aware of the Petition and has addressed some of the concerns.

Discussion ensued on the images provided for the record and placement of the fence.

Chairman Holihan opened for public comment.

- Chairman Holihan acknowledged the Petition that was submitted for the record opposing public hearing case #2021-02-006.
- April Rosenbloom residing at 1415 Waltham Avenue, spoke in opposition of the variance.
- Mercedes Blanca residing at 5812 LaBelle, spoke in opposition of the variance.
- Alexander Malinsky residing at 1438 Belle Vista Drive, spoke in opposition of the variance.
- Mary McNutt residing at 3411 Warren Park Drive, spoke in support of the variance.

There being no further comment, Chairman Holihan closed public comment.

Board member Woods said approximately 22 of the 44 households in the neighborhood signed the Petition that was submitted. The Petition establishes validity to Section G that it is not met. On that basis, he is not in favor of approval. Board members mentioned that if the applicant connected the existing fence to the existing gate, he would have installed a fence without a need of a variance. Mr. Lopez said, because of the home location, it will not take care of people walking their dogs in the front of his property. Discussion ensued.

Board member Thompson asked for a definition of "injurious to the neighborhood." April Fisher said it is quantitative. Attorney Langley said it is difficult to define a certain way. It is based on the evidence presented by the applicant. Mr. Thompson asked the applicant if he is willing to amend his application showing the elevation, type of fence, and location to make an informed decision. In the interim, the applicant should speak with neighbors.

City Manager Francis asked the public audience if installing a pet waste station and small trash cans near the front gate of the public lake access would help with the applicant's concerns and the neighborhood. Those in attendance were in agreement. Mr. Francis said he would communicate with the neighborhood residents before placement to establish an appropriate location.

The Board noted the applicant has a willingness to speak with the neighbors, and it might make sense to table the public hearing to let the applicant work on a solution. The applicant agreed to a continuance.

**Board member Woods moved to table Public Hearing 2021-02-006 to a date certain of April 27, 2021.
Board member Hobbs seconded the motion, which passed unanimously 6:0.**

- c. Public Hearing Case #2020-09-007 - Pursuant to Belle Isle Code Sec. 54-84 (G) (2), the Board shall consider and take action on a requested site plan for Wallace Park Improvements, submitted by applicant City of Belle Isle, located at E. Wallace Street, Belle Isle, FL 32809 also known as Parcel # 24-23-29-8977-00-021.

April Fisher, City Planner, asked the Board if the Public Hearing for Case 2020-09-007 be continued to a date certain at the March 23rd meeting. Mr. Francis said the City is the applicant, and several items need to be finalized for submittal. The staff would also prefer to have a light agenda to allow the community ample time for discussion.

**Board member Shenefelt moved to table and delayed the Wallace Field hearing's presentation to the date certain of March 23, 2021.
Board member Lane seconded the motion, which passed unanimously 6:0.**

- d. Public Hearing Case #2021-01-009 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE CITY'S SIGN REGULATIONS UNDER CHAPTER 52 OF THE CITY CODE; PROVIDING DEFINITIONS; AMENDING AND ADDING REGULATIONS RELATED TO TEMPORARY SIGNS, PROTECTION OF FIRST AMENDMENT RIGHTS, AND OTHER MATTERS RELATED TO SIGNS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

April Fisher said the request is a City-initiated amendment concerning revising sign regulations for temporary signs. This request is a continuance from last month.

Chairman Holihan opened for public comment.

Mike Mannix III residing at Montmart Drive, disclosed that he has been working with Mr. Francis on the proposed request. He is opposed to the changes as written. He and his wife owners of a Card My Yard business. The changes to the ordinance will impact his business to the point of closure. He has never been cited before and would like the Board to clarify the size and location and intend purpose and be inclusive to his type of business. Mr. Mannix said his signs are typically up for 24-48 hours for a Birthday or 7-days for commercial business, i.e., schools. The dimensions can be 25-characters long, 18 feet in length (approximately 75sq ft), and staggered with an appearance of high/low. His company does not offer illumination for his displays; however, some residents may illuminate them independently.

Mr. Francis said one of the solutions briefly discussed with the City Attorney is that the City does not control or permit Holiday signs for special events. The Board may consider under the sign exemption the Board exempts holiday signs and similar signs alike. He further added that the staff has never received a complaint from that type of business.

Attorney Langley said the City is attempting not to regulate signs on content. He will work with the City Manager on an acceptable solution. Mr. Francis said he has contacted other cities and has not found any regulations on Yard Cards. Discussion ensued on exemptions, size, and violations.

Chairman Holihan opened for public comment. There being none, he closed public comment.

Board member Woods recommends the following limitations,

- Displayed for no more than a week
- The maximum area of 100 sq ft
- No greater than 6ft in height
- One-month between displays
- Un-illuminated
- One per property

Board member Woods spoke of the obscurity of what can be done with a flag. The attempt is not to regulate flags; however, it is defined in the definitions but not in use. Mr. Francis said flags are exempt from the sign code 50-31(a)(2). Attorney Langley read the Section of the Code for the record.

Board member Woods spoke on election signs and posting 30-days before the election date. He shared his concerns and said it should be before early voting starts, and the limitation should be longer to allow the signs to serve their purpose which is to encourage thought on the elections. Discussion ensued.

Board member Hobbs moved to recommend approval of the requested Ordinance 21-02 as discussed. Board member Shenefelt seconded the motion, which passed unanimously 5:1 with Board member Woods, nay.

Board member Lane left the meeting for another appointment.

5. Other Business

April Fisher said she had received a request from an applicant who requires a special exception. The applicant needs to meet their due diligence date of 30-days and asked if the Board can accommodate a meeting on March 10, 2021.

The Board consensus was to schedule the Special meeting for March 10, 2021.

6. Adjournment

There being no further business, Chairman Holihan called for a motion to adjourn the meeting, unanimously approved 5:0.

**ITEM 4
MEMORANDUM**

TO: Planning and Zoning Board

DATE: March 23, 2021

PUBLIC HEARING CASE#2021-02-032 – PURSUANT TO BELLE ISLE CODE SEC. 42-64, AND SEC. 30-82, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 30-133, TO ALLOW A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.

Background:

1. On February 22, 2021, the applicant Sean S Edson submitted a request, application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, March 13, 2021, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on March 10, 2021.

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, pursuant to Belle Isle Code **SEC. 42-64, SEC 30-82 and SEC 30-133** of the Belle Isle Land Development Code having been met **TO APPROVE** A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY (STATE WITH OR WITHOUT CONDITIONS),, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.

SAMPLE MOTION TO DENY:

"I move, pursuant to Belle Isle Code **SEC. 42-64, SEC 30-82 and SEC 30-133**, 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, 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** A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.

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.

March 11, 2021

Variance Application: 1614 Overlook Road

Applicant Request: PUBLIC HEARING CASE#2021-02-032 – PURSUANT TO BELLE ISLE CODE SEC. 42-64, AND SEC. 30-82, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 30-133, TO ALLOW A CAMPER TRAILER TO BE PARKED IN THE DRIVEWAY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT SEAN S. EDSON, LOCATED AT 1614 OVERLOOK ROAD, BELLE ISLE, FL, 32809, ALSO KNOWN AS PARCEL #25-23-29-5884-11-060.

Existing Zoning/Use: R-1-A/ single-family residential

Review Comments

This application seeks a variance to be able to park a 30-foot camper trailer in the driveway of the owner's single-family residential lot. The camper trailer is a 2013 Coachmen Catalina Deluxe 27fbck. The dimension of the camper trailer are 30 feet long, 9 feet wide, and 12 feet high.

The code (Sec. 30-133) does not allow recreational vehicles to be parked in the driveway or in the front yard of houses. Recreational vehicles are required to be parked in an enclosed garage or structure, or in the side or rear yards. The applicant is seeking relief from this restriction due to the lack of access to and space in their side or rear yards to park the recreational vehicle.

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

Staff Recommendation

The code requirements for parking on residential lots vary by the type of vehicle being parked. Sec. 30-133 (b) and (c) (4) clearly identifies that no recreational vehicles may be parked in the front yards of single-family residential properties.

Unless completely housed in a garage or other suitable structure, all watercraft, recreational vehicles and utility trailers parked, stored or kept in any residential district shall be parked, stored or kept in the side yard or rear yard where accessible by alley, public or private road, or other legally permissible means. (Sec. 30-133 (b))

No recreational vehicle or utility trailer shall be parked, stored or kept in the front yard of the property, or on any vacant or undeveloped property. (Sec. 30-133 (c) (4))

Sec. 30-82 provides that if an applicant seeks a variance from the requirements for parking of recreational unit parking, they must make application to the Planning and Zoning Board. The following criteria must be met for the variance request to be approved by the Board:

- a) Access to the rear or side yard of the property cannot be gained for parking of the subject recreational unit or the unusual configuration of the real property is such that literal compliance with the provisions of this chapter would be impossible or would create an unreasonable hardship on the applicant.
- b) The granting of the variance is in harmony with the general purpose and intent of this division and would not be detrimental to the character of the neighborhood.
- c) The variance is the minimum variance possible to overcome the hardship for the applicant.

Staff does not find that all the criteria has been met by this application, for the following reasons:

- a) Although access to the rear and side yards of this property may be limited for the camper trailer, it is not due to an unusual configuration of the property. The subject property is zoned R-1-A, which is a smaller configuration than the R-1-AA zoning district by the lot size requirements. The subject property and layout of the home existed prior to the current owner purchasing the property. The lot lines of the property are perpendicular and parallel, forming a standard rectangular lot configuration.
- b) Granting of this variance is not in harmony with the code nor the character of the neighborhood. The code expressly prohibits parking of recreational vehicles in the front yards. This can be interpreted as existing to preserve the neighborhood character where no other recreational vehicles are parked in front yards. The subject property abuts other properties zoned R-1-A with similar lot configurations. If this application is granted, the proposed camper trailer would occupy over 50% of the property’s driveway. This is not in keeping with the neighborhood character of Overlook Road.
- c) This request may be the minimum variance possible for location of the recreational vehicle on the subject site, however, off-site options exist for storing of recreational vehicles when they can not comply with Belle Isle Code requirements.

Due to the reasons above, staff recommends denial of the variance request.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met. A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.

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: 02/22/2021

P&Z CASE #: 2021-02-032

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: _____

APPLICANT: Sean S. Edson

OWNER: Sean S. Edson

ADDRESS: 1614 Overlook Rd
Belle Isle, FL 32809

PHONE: (407) 371-1167

PARCEL TAX ID #: 25-23-29-5884-11-060

LAND USE CLASSIFICATION: residential ZONING DISTRICT: RIA

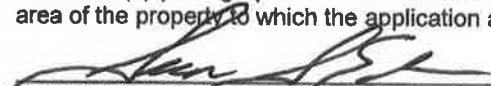
DETAILED VARIANCE REQUEST: We have a 30' camper trailer that will neither fit on the side of our house, or in back of our house, due to the length and width of access point. We are seeking to request variance to allow for our camper to be parked in our driveway.

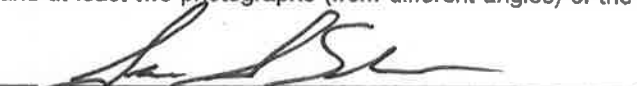
SECTION OF CODE VARIANCE REQUESTED ON: CC Chap 30-133 Sec 30-133

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

2/23/21
Date Paid

#4554
Check/Cash

Hkp
Rec'd By

Determination _____

Appealed to City Council: Yes No

Council Action: _____

Record and Return to
Prepared by
First Class Title, LLC
116 S Rose Ave
Kissimmee Florida 34741
File Number: KW19-0076

General Warranty Deed

Made this September 19, 2019 A.D. By **Jewell F Scott Evans fka Jewell Faye Wilson, a married woman, joined by her spouse, Ronald Joseph Evans**, whose post office address is 151 E Positano Ave, St Augustine, Florida 32092, hereinafter called the grantor to **Sean Stephen Edson a single man**, whose post office address is 1614 Overlook Rd, Orlando, Florida 32809 hereinafter called the grantee

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and their 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Orange County, Florida, viz

Lot 6 and the Westerly 21 feet of Lot 5, Block K, Neia Isle, Mainland Section, according to the plat thereof as recorded in Plat Book M, Page 55, Public Records of Orange County, Florida

Parcel ID Number 25-23-29-5884-11-060

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

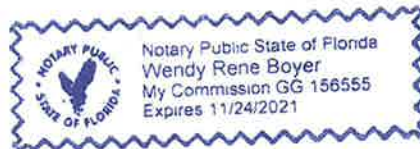
Witness Printed Name

Witness Printed Name

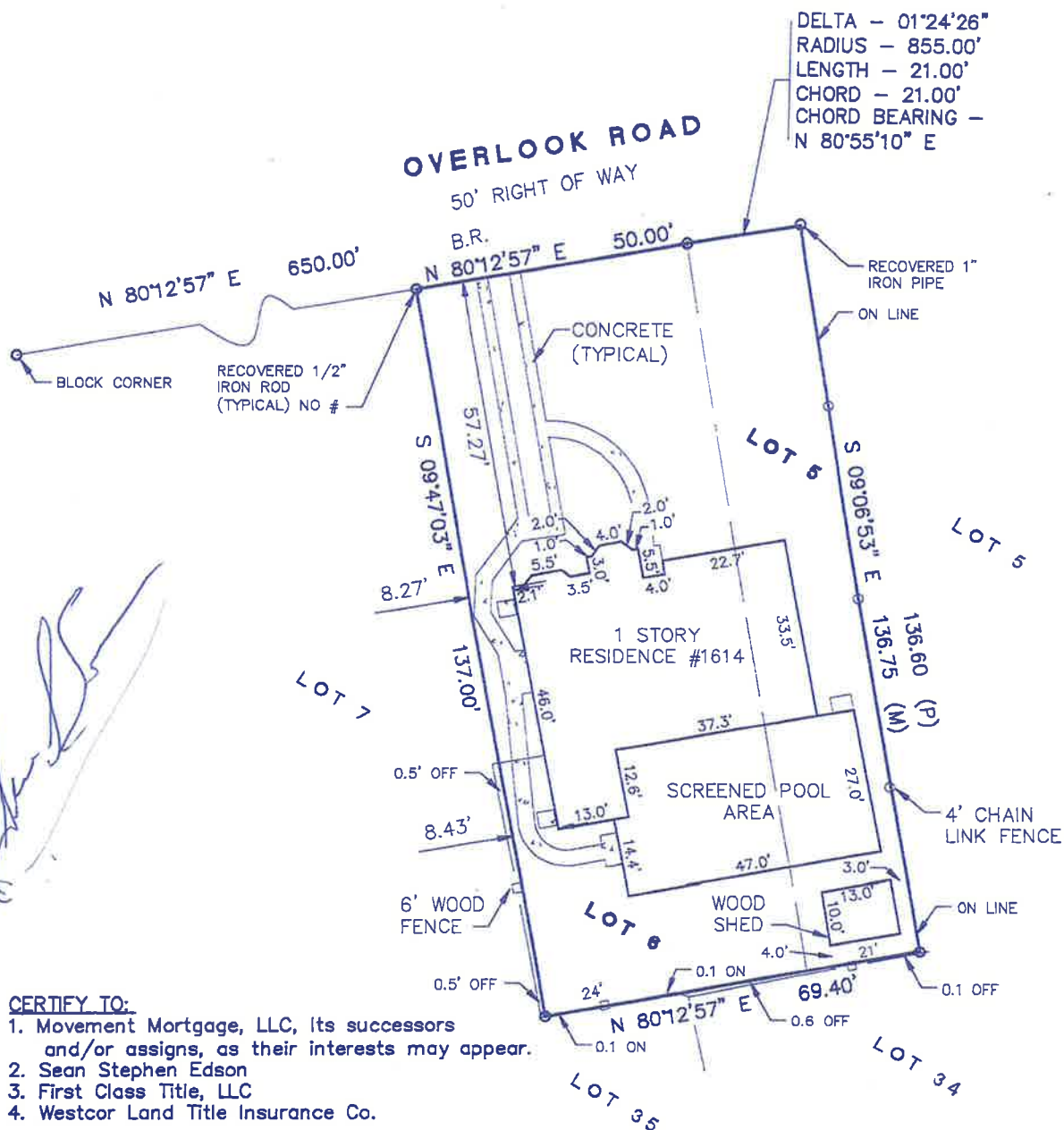
State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 19th day of September, 2019, by Robin Rawald and Ronald Joseph Evans who is/are personally known to me (or who has produced drivers license as identification)

Notary Public
Print Name: Wendy Rene Boyer
My Commission Expires: 11/24/2021



LEGAL DESCRIPTION: Lot 6 & West 21' of Lot 5, Block K, Nela Isle, Mainland Section
According to the plat thereof, as recorded in Plat Book M Page 55 of the public records of Orange County, Florida. Said lands lying in Orange County, Florida.



CERTIFY TO:

1. Movement Mortgage, LLC, its successors and/or assigns, as their interests may appear.
2. Sean Stephen Edson
3. First Class Title, LLC
4. Westcor Land Title Insurance Co.

NOTES:

Lands shown here were not abstracted by the surveyor for rights-of-way and/or easements of record or ownership.
The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
Bearings are Referenced (B.R.) on the Southerly right of way line of Overlook Road as being N 80°12'57" E.
Distances are plat and measured unless otherwise noted.
Property lies in flood zone X per Flood Insurance Rate Map #12095C0430F, dated 09/25/2009.
Legal description was provided by client.

RUSSELL A. BRACH

1821 SIR LANCELOT CIRCLE
ST. CLOUD, FLORIDA FLORIDA 34772
(407) 467-0719

I HEREBY CERTIFY THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.

RUSSELL A. BRACH
FLORIDA REGISTRATION # 5299

BOUNDARY SURVEY

SCALE: 1" = 00'	FIELD DATE: 00/00/19
JOB No. N/A	DRAWN DATE: 00/00/19

Sean S. Edson
1614 Overlook Rd.
Belle Isle, FL 32809

Special Conditions and/or Circumstances

The camper trailer in question has the following dimensions: 30'L x 9'W x 12'H.

We have no space on property (side of house, rear of house) to accommodate the storage of camper trailer due to length, width, and height.

Not Self-Created

We purchased the house in September 2019 with the intention of being able to store our trailer on the left side of the house (left side when facing house). We proceeded with the purchase based on the idea that we would be able to access the side of the house with ease. Unfortunately, there were unconsidered variables that have become impossible to overcome. The eave on the front left corner of the house hangs out too low and far for the camper trailer to appropriately adjust and fit into this space. Also, even the roof and eave could be engineered differently to adjust, the length would still poke out by approximately 3'. If all the aforementioned hardship criteria did not exist, we would still be in the position of requesting a variance due to the fact that parking the camper trailer in this space would unreasonably block a fire exit from the pool area.

Minimum Possible Variance

We can not think of any other possibilities that would reduce the possible variance to further minimize impact.

Purpose and Intent

Should the variance be granted, we do not see any impact to adjacent properties. We have discussed with neighbors and they agree.

**ITEM 3
MEMORANDUM**

TO: Planning and Zoning Board

DATE: March 23, 2021

PUBLIC HEARING CASE #2020-09-007 - PURSUANT TO BELLE ISLE CODE SEC. 54-84 (G) (2) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SITE PLAN FOR WALLACE PARK IMPROVEMENTS, SUBMITTED BY APPLICANT CITY OF BELLE ISLE, LOCATED AT E. WALLACE STREET, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-8977-00-021.

Background:

1. Continuance from the February 23, 2021 Planning & Zoning meeting.
2. A Notice of Public Hearing legal advertisement was placed on Saturday, March 13, 2021, in Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on March 10, 2021.

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, pursuant to Belle Isle Code **SEC. 54-84 (G) (2)** of the Belle Isle Land Development Code having been met **TO APPROVE** the site plan for Wallace Park Improvements *(STATE WITH OR WITHOUT CONDITIONS)*, submitted by applicant CITY OF BELLE ISLE, located at E. WALLACE STREET, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-8977-00-021.

SAMPLE MOTION TO DENY:

"I move, pursuant to Belle Isle Code **SEC. 54-84 (G) (2)**, 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, 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 site plan for Wallace Park Improvements, submitted by applicant CITY OF BELLE ISLE, located at E. WALLACE STREET, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-8977-00-021.

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.

March 11, 2021

Site Plan Review: Wallace Park Improvements

Applicant Request: PURSUANT TO BELLE ISLE CODE SEC. 54-84 (G) (2) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SITE PLAN FOR WALLACE PARK IMPROVEMENTS, SUBMITTED BY APPLICANT CITY OF BELLE ISLE, LOCATED AT E. WALLACE STREET, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-8977-00-021.

This is a City owned property purchased in 2016. The City rezoned the property from single-family to an open space zoning designation in 2018. In partnership with Cornerstone Charter School, the City is seeking approval to develop the property as a public park with a practice athletic field for Cornerstone.

Existing Zoning/Use: Open Space/ City Park

Application Overview

The proposed application is for development of a public park that will also include practice fields for the Cornerstone Charter School. The property is located within the jurisdiction of the City of Belle Isle and is owned by the City, with a zoning designation of Open Space.

Sec. 54-84 of the City Code identifies requirements for the Open Space zoning district. Active recreational uses are allowed through a special exception process (Sec. 54-84 (d)). The special exception previously approved by the Board was appealed to City Council. At their February 2, 2021 meeting, City Council upheld the Board's approval of the special exception.

Site plan review and approval by the Planning and Zoning Board is also required before a building permit may be issued (Sec. 54-84(g)(2)).

Staff Review

The following development standards apply to the Open Space zoning district:

1. No parking shall be located within 25 feet of any residentially zoned property nor within 15 feet of any right-of-way line.
2. No building, or structure, except fences or walls, shall be located within 50 feet of any residentially zoned property line or right-of-way line.
3. Impervious surfaces shall not cover more than 35 percent of the lot area.
4. Maximum building height is restricted to 20 feet.

Staff Recommendations

The proposed site plan is consistent with the development standards for the Open Space zoning district, with two considerations for further review: 1.) the Code does not provide parking space requirements for parks. The site plan proposes ten spaces. The Board can decide to define an

adequate number based on review of the site plan and proposed activities (active/passive components). 2.) Impervious data is not provided with the site plan. An artificial turf field is proposed for a large portion of the site. The applicant will need to provide specific data regarding whether the artificial turf is pervious or impervious to determine if the impervious surface ratio standard is met.

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

1. Specifications on the artificial turf must be provided to verify whether it is pervious or impervious to determine if the impervious surface ratio standard is met. If this can not be substantiated or is not pervious, the application will be required to come back to the Board for formal review again.
2. Stormwater management plans consistent with the requirement of Sec. 50-74 and Sec. 54-84 (g) (1) shall be provided for review with the building permit application.
3. A restriction that lighting of the practice field is not permitted to prevent light pollution on adjacent residential properties.
4. A prohibition on any private business or commercial enterprise running a business from the property such as, but not limited to, private lessons or outdoor classes such as yoga, group events, or non-profit special events not approved by the City.
5. An executed Memorandum of Understanding or other Agreement, as approved by City Council, between the City of Belle Isle and Cornerstone Charter School regarding each party’s responsibilities and authorities regarding development of the park, and operation of the park such as hours available for public use and access coordinated with use by the School, including property maintenance, gate operations, field maintenance, and authorized use of the proposed building.
6. A detailed parking/traffic plan be provided indicating how the applicant anticipates handling additional park traffic on E. Wallace Street and Matchett Road with users accessing the park or field practice operation, whether there is any impact; and,
7. A detailed plan identifying how the park will be accessed by the public and hours of daily availability for public use. This plan should also address how the park will be secured, monitored, and restricted during closed hours.

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

Next Steps

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

WALLACE PARK IMPROVEMENTS



APPLICANT:

CITY OF BELLE ISLE

1600 NELA AVE,
BELLE ISLE, FL 32809

DATE: AUGUST 31, 2020

ISSUED FOR:

SITE PLAN APPROVAL

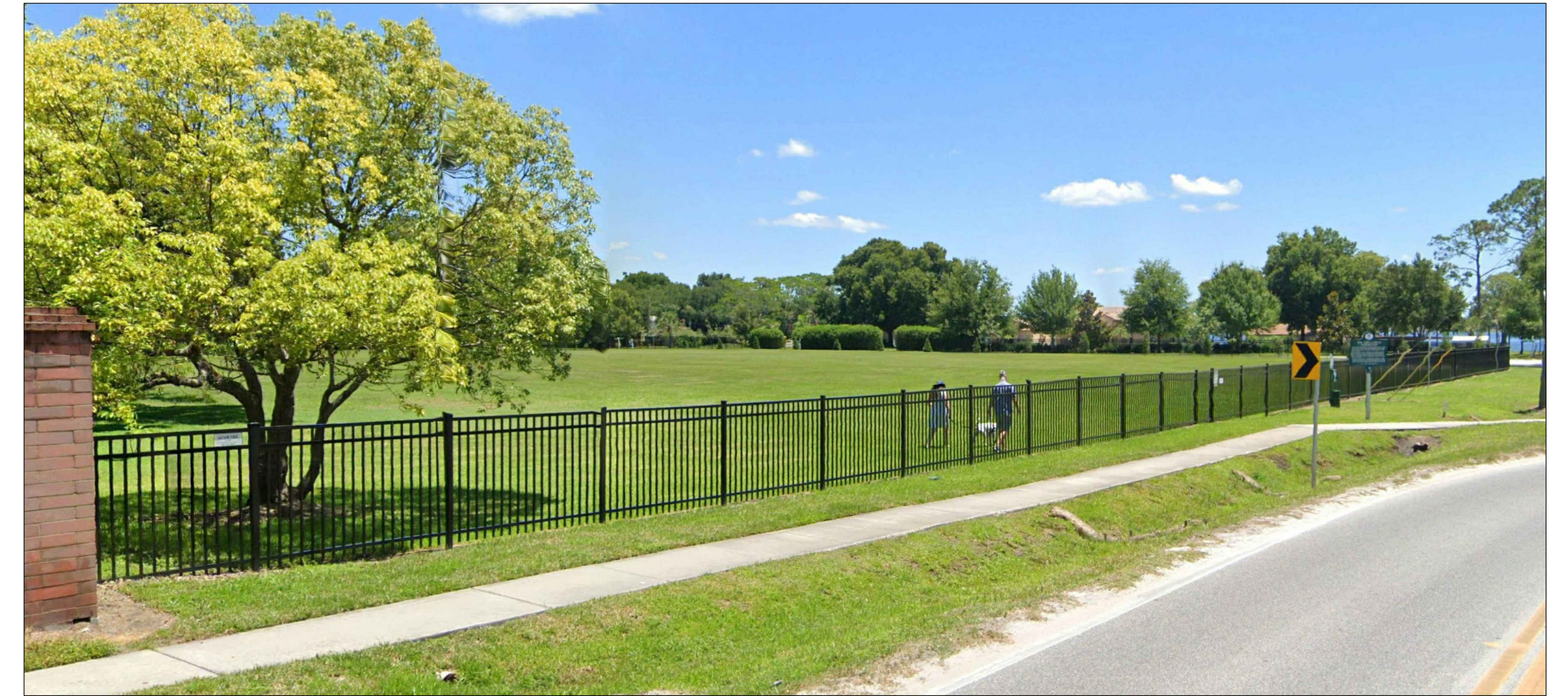
CIVICA PROJECT: 200108

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	SURVEY
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A-2	EXISTING AND PROPOSED SITE IMAGES
A-3	PROPOSED BUILDING, PLANS, IMAGES
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LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS
LA-3	LANDSCAPE NOTES
ANNEX CIVIL ENGINEERING	

ARCHITECT

CIVICA

tel: 305.593.9959 8323 NW 12th St. Suite No.106. Doral, Fl. 33126 fax: 305.593.9855



EXISTING SITE STREET VIEW

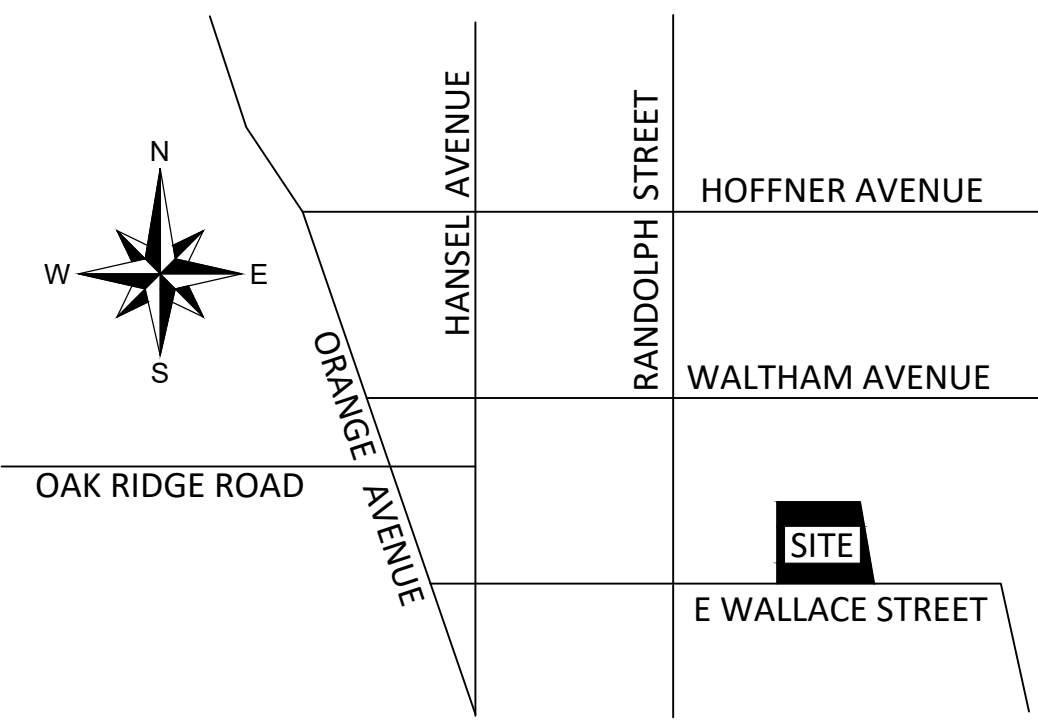


N
SITE LOCATION
N.T.S.



PROPOSED SITE 3D VIEW

VICINITY MAP (NOT TO SCALE)



PLAT OF SURVEY

LEGAL DESCRIPTION

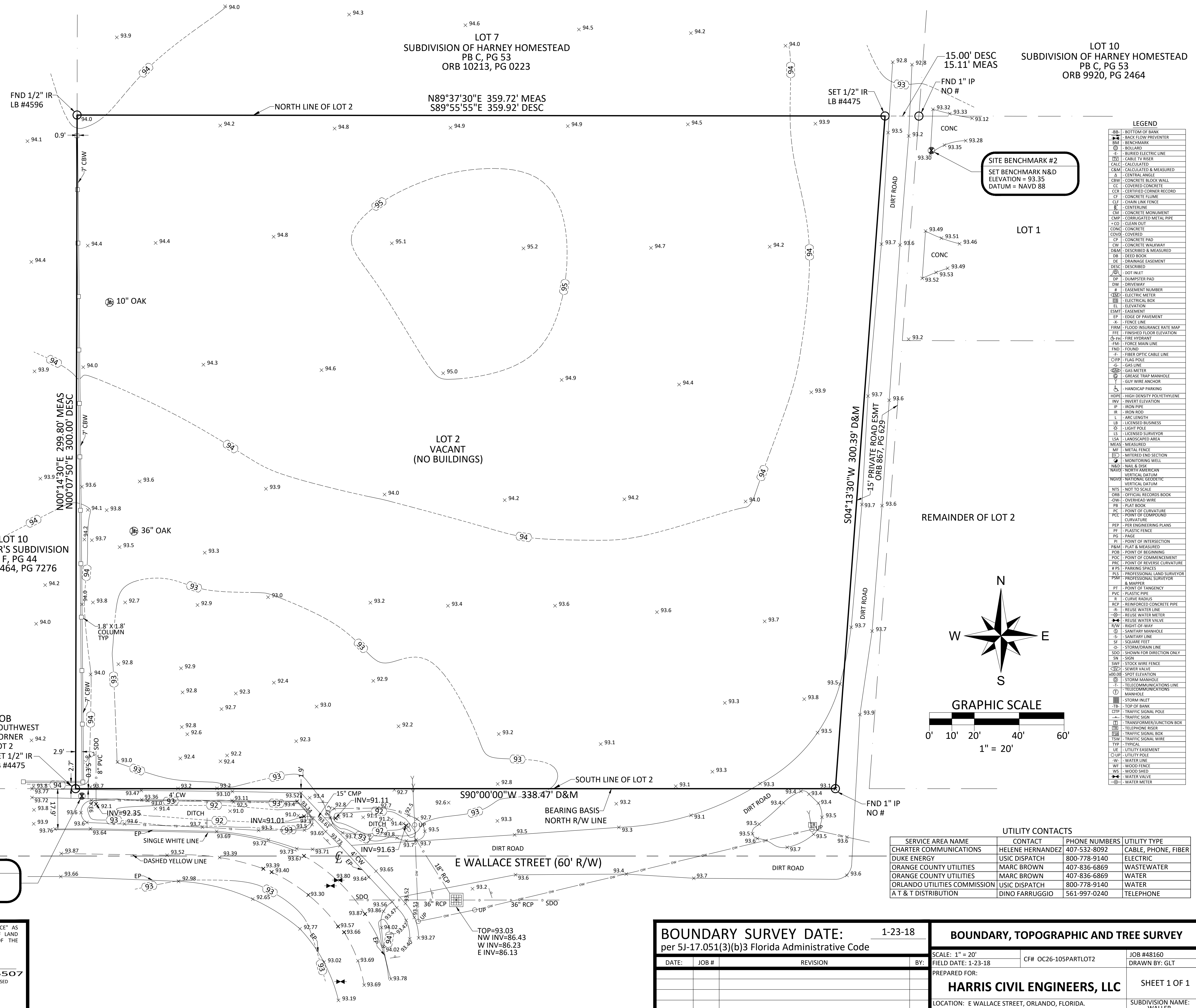
A PORTION OF LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 300 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 55 MINUTES 55 SECONDS EAST 359.92 FEET; THENCE SOUTH 04 DEGREES 13 MINUTES 30 SECONDS WEST 300.39 FEET, TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 338.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 104,686 SQUARE FEET OR 2.4033 ACRES MORE OR LESS.

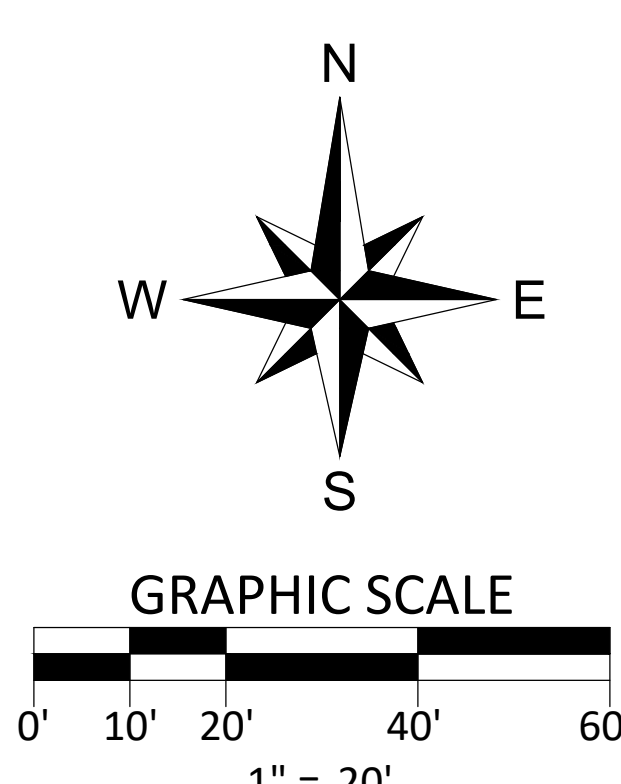
NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF E WALLACE STREET, BEING S90°00'00"W (DESC).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0430F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 25, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.
7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #C698001 HAVING AN ELEVATION OF 101.033 FEET, (NAVD 88).



LEGEND

- BB - BOTTOM OF BANK
- BP - BACK FLOW PREVENTER
- BM - BENCHMARK
- B - BOUNDARY
- E - BURIED ELECTRIC LINE
- TV - CABLE TV RISER
- CL - CALCULATED
- CM - CALCULATED & MEASURED
- CC - COVERED CONCRETE
- CCB - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CLF - CHAIN LINK FENCE
- CF - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COV - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- CS - DESCRIBED & MEASURED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DM - FORCE MAIN LINE
- FND - FOUND
- FP - FIBER OPTIC CABLE LINE
- FL - FLAG POLE
- G - GAS LINE
- GM - GAS METER
- GT - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HP - HIGH DENSITY POLYETHYLENE
- HE - HEIGHT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- SP - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- ME - MEASURED
- MF - METAL FENCE
- MS - MITERED END SECTION
- M - MONITORING
- N&D - NAIL & DISK
- NAV - NATIONAL GEODETIC VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- N - NOT TO SCALE
- OR - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PER - PER ENGINEERING PLANS
- PF - PLASTIC FENCE
- PI - PILE
- PI - POINT OF INTERSECTION
- PM - PLAT & MEASURED
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PK - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PLS - PROFESSIONAL LAND SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURV RADIUS
- RCP - REINFORCED CONCRETE PIPE
- RU - REUSE WATER LINE
- RM - REUSE WATER METER
- RV - REUSE WATER VALVE
- R/W - RIGHT-OF-WAY
- SM - SANITARY MANHOLE
- S - SANITARY LINE
- SF - SQUARE FEET
- SD - STORM/DRAIN LINE
- SDO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SV - SEWER VALVE
- MO - SPOT ELEVATION
- SM - STORM MANHOLE
- T - TELECOMMUNICATIONS LINE
- TM - TELECOMMUNICATIONS MANHOLE
- SI - STORM INLET
- TB - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL WIRE
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- W - WATER LINE
- WW - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER



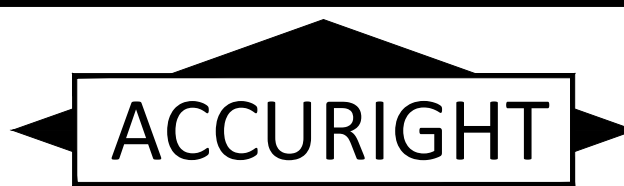
UTILITY CONTACTS

SERVICE AREA NAME	CONTACT	PHONE NUMBERS	UTILITY TYPE
CHARTER COMMUNICATIONS	HELENE HERNANDEZ	407-532-8092	CABLE, PHONE, FIBER
DUKE ENERGY	USIC DISPATCH	800-778-9140	ELECTRIC
ORANGE COUNTY UTILITIES	MARC BROWN	407-836-6869	WASTEWATER
ORANGE COUNTY UTILITIES	MARC BROWN	407-836-6869	WATER
ORLANDO UTILITIES COMMISSION	USIC DISPATCH	800-778-9140	WATER
A T & T DISTRIBUTION	DINO FARRUGGIO	561-997-0240	TELEPHONE

BOUNDARY SURVEY DATE: 1-23-18
per 5J-17.051(3)(b)3 Florida Administrative Code

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SCALE: 1" = 20'	CF# OC26-105PARTLOT2	JOB #48160
FIELD DATE: 1-23-18		DRAWN BY: GLT
PREPARED FOR:	HARRIS CIVIL ENGINEERS, LLC	
LOCATION: E WALLACE STREET, ORLANDO, FLORIDA.	SUBDIVISION NAME: WALLER SUBDIVISION	



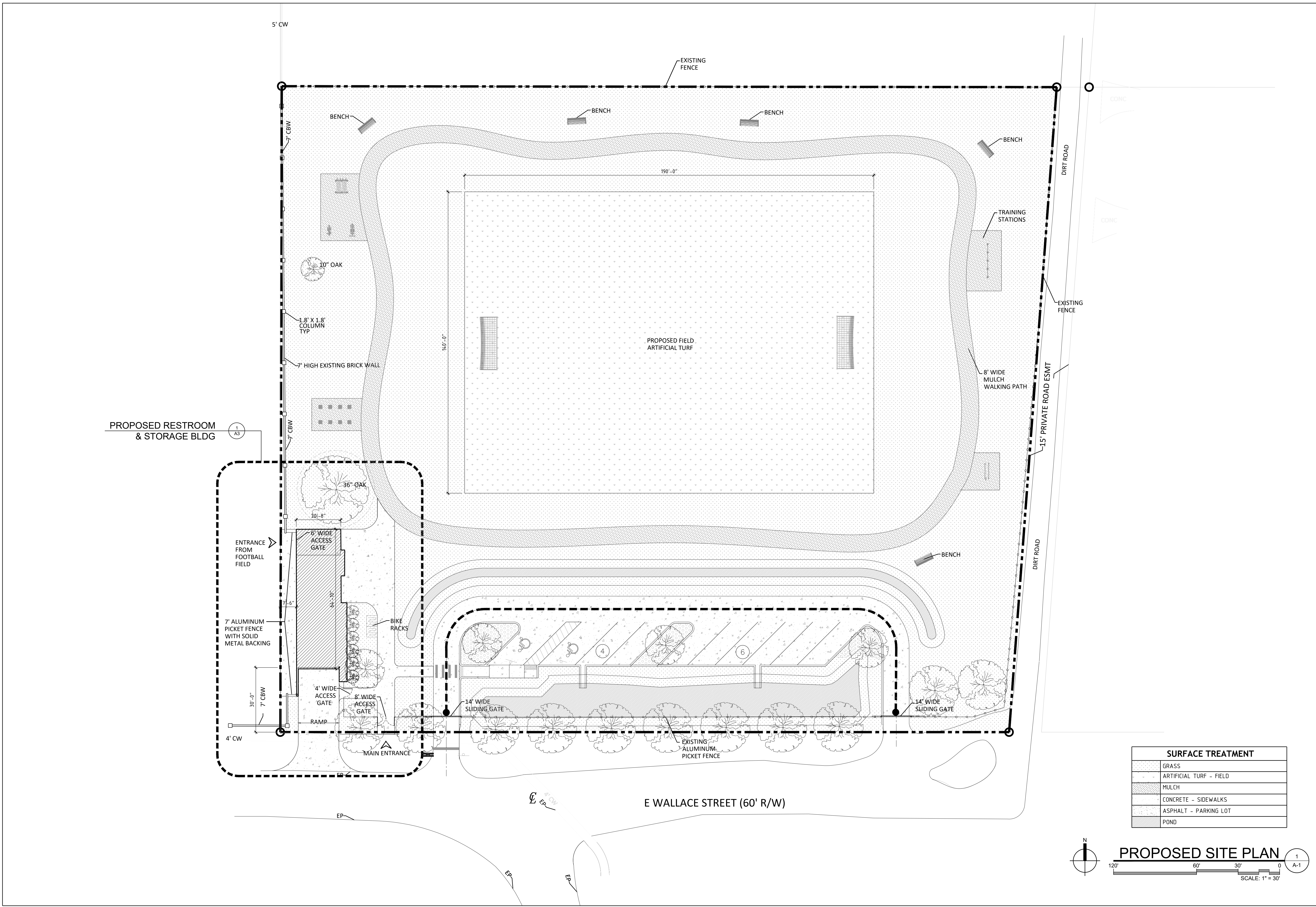
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17.051(3)(b)3 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

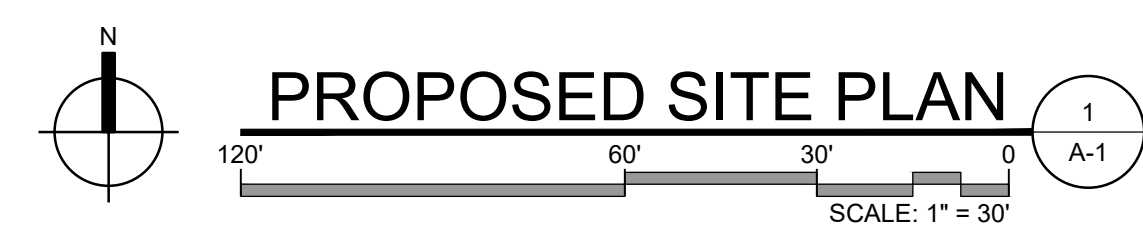
JAMES D. BRAY, PSM 6507
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."
OR
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507.



No.	DATE	REVISION	BY



SURFACE TREATMENT	
[Pattern]	GRASS
[Pattern]	ARTIFICIAL TURF - FIELD
[Pattern]	MULCH
[Pattern]	CONCRETE - SIDEWALKS
[Pattern]	ASPHALT - PARKING LOT
[Pattern]	POND





WEST



EAST



NORTH



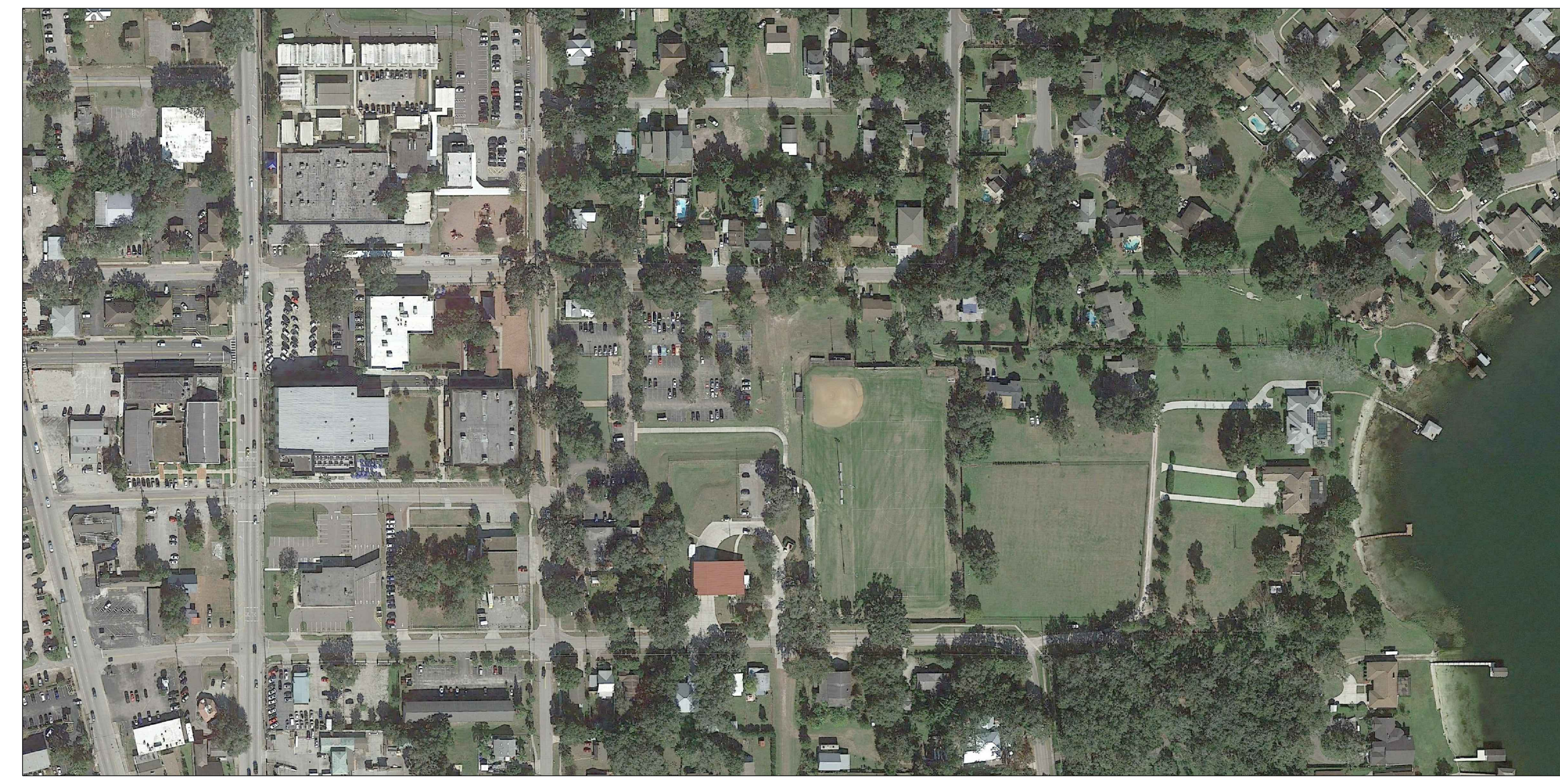
SOUTH

PROPOSED- AERIAL VIEWS 2
SCALE: N.T.S. A-2

CIVICA PROJECT No:
200108
ISSUED FOR:
SITE PLAN APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: **SG** APPROVED BY: **RL**
DATE: **2020-08-31** SCALE: **As Shown**
KEYPLAN



EXISTING CONDITION 1
SCALE: N.T.S. A-2

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160
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SHEET TITLE
AERIAL VIEWS EXISTING & PROPOSED

SHEET NUMBER
A-2



No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:
SG RL
DATE: 2020-08-31 SCALE: As Shown
KEYPLAN

SEAL/SIGNATURE

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SHEET TITLE

PROPOSED BUILDING PLANS, IMAGES

SHEET NUMBER
A-3



NORTHEAST VIEW



TOP VIEW



NORTH VIEW



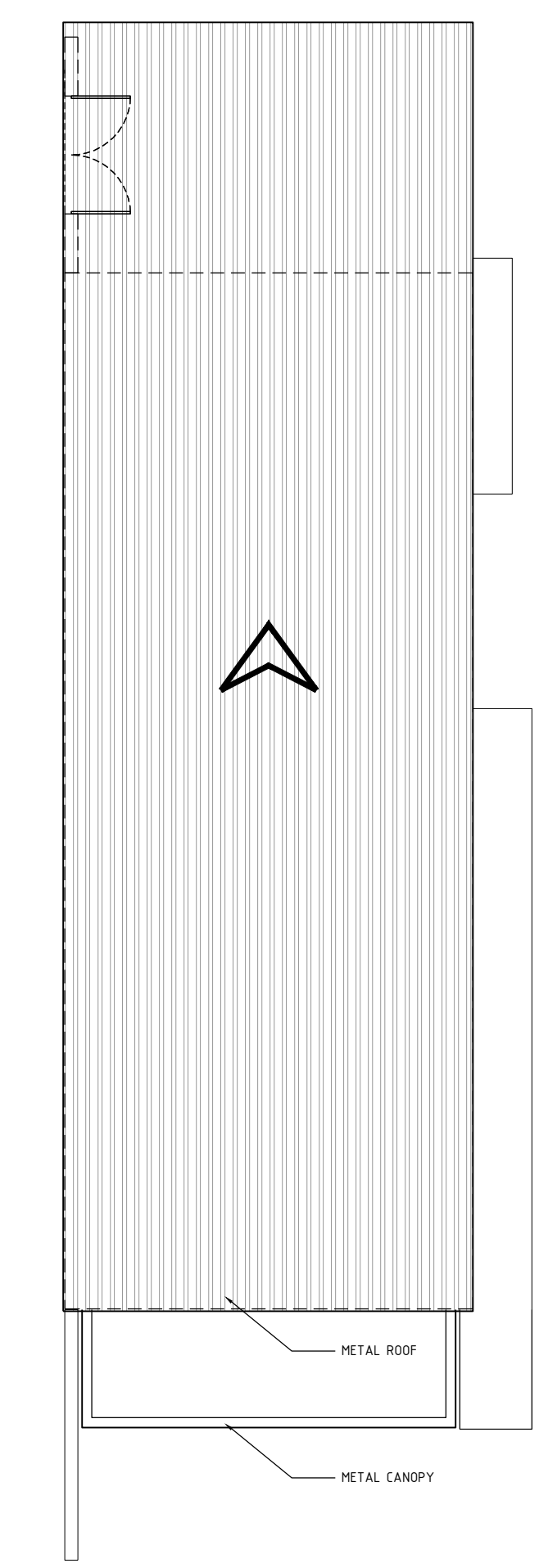
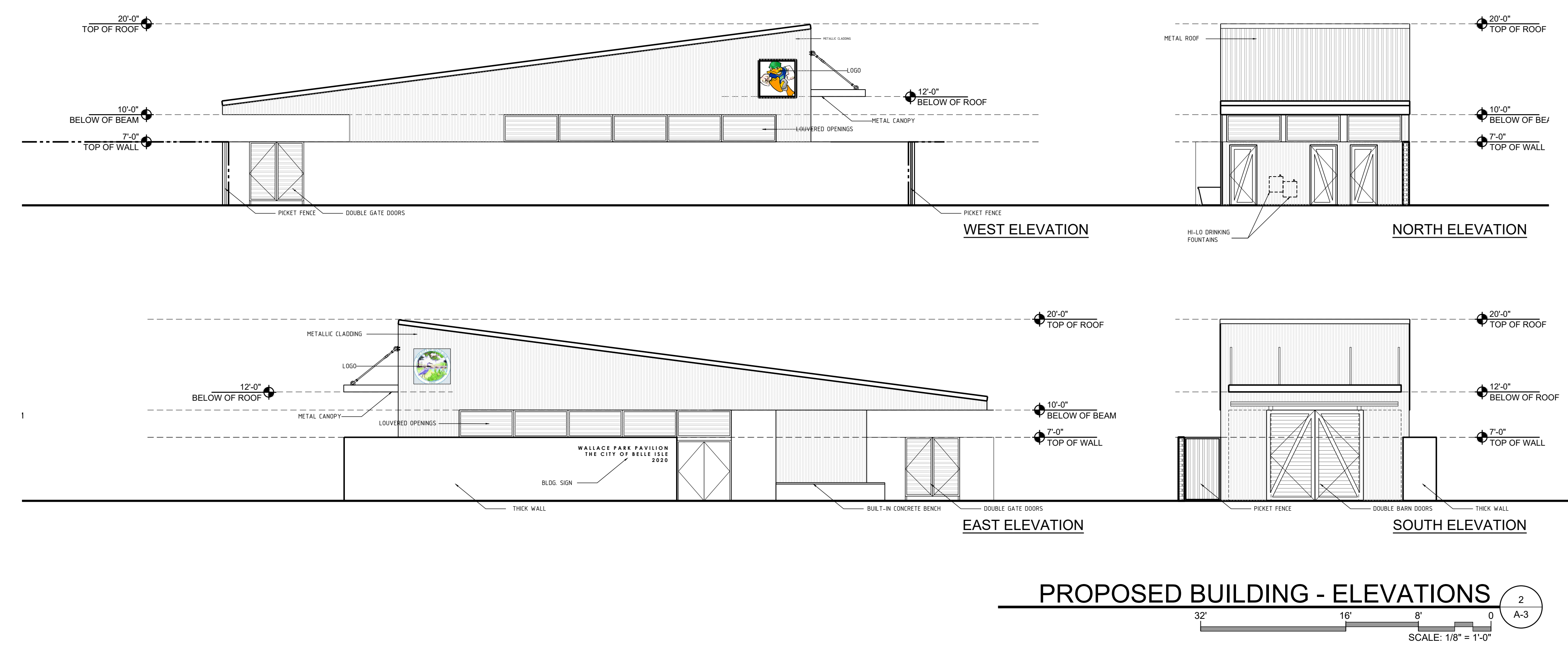
WEST VIEW



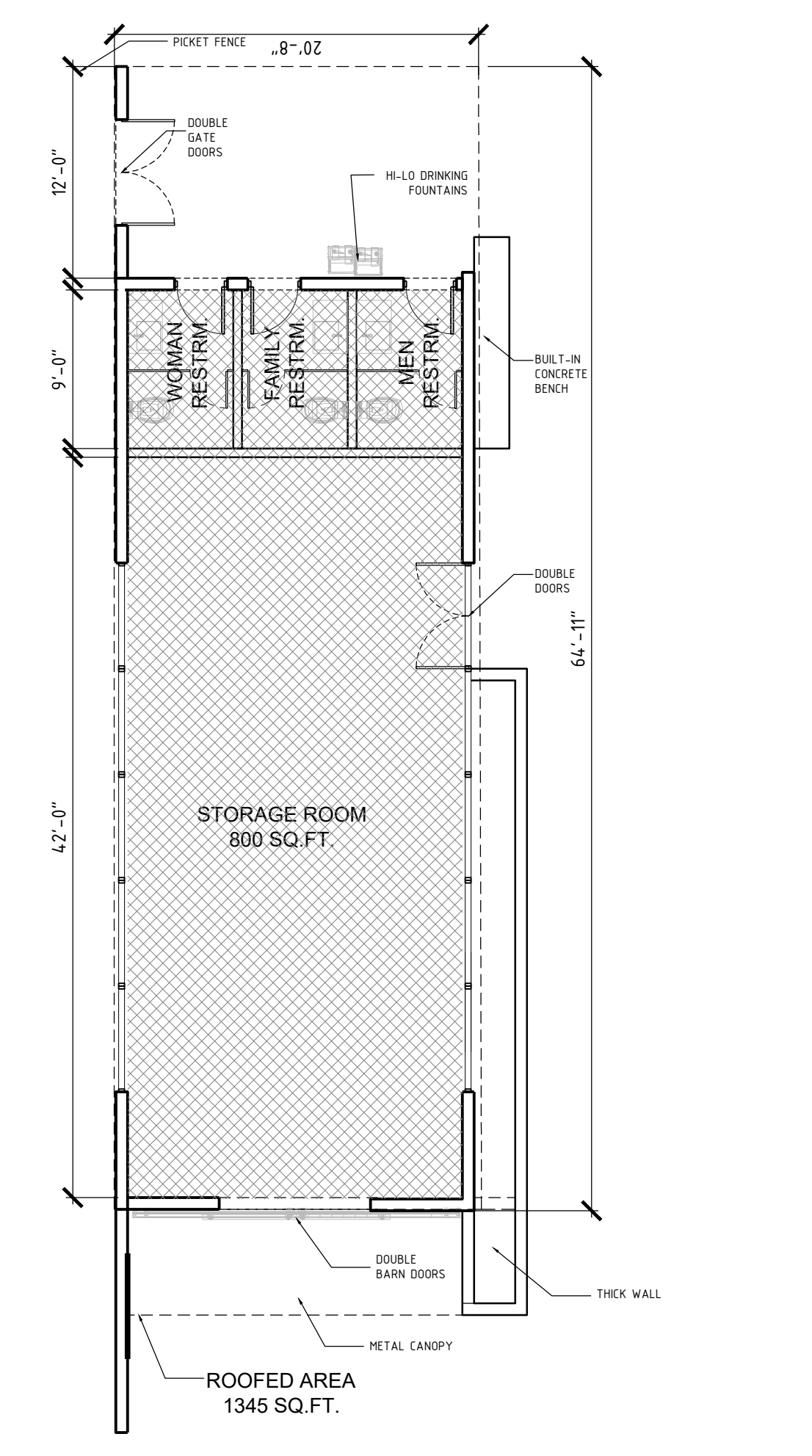
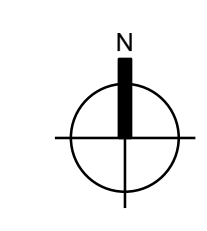
NORTHEAST VIEW



SOUTHEAST VIEW



ROOF PLAN



FLOOR PLAN

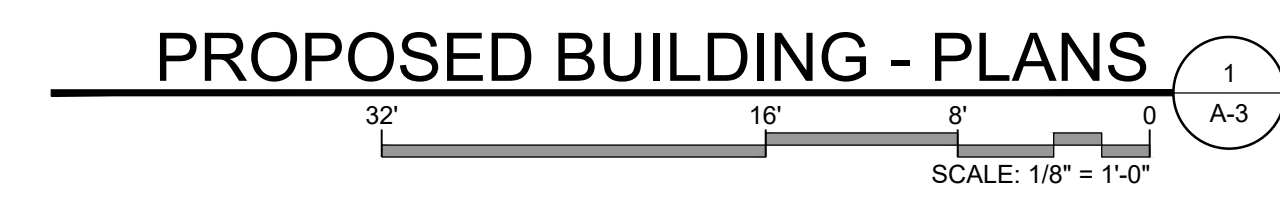


Table with 4 columns: No., DATE, REVISION, BY. Multiple empty rows for tracking changes.

DRAWN BY: DPD APPROVED BY: RL DATE: 2020-08 SCALE: A:Sho: KEYPLAN

SEAL/SIGNATURE DOUGLAS PETER DIERLICH LA-1696 STATE OF FLORIDA LANDSCAPE ARCHITECT

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SHEET TITLE LANDSCAPE PLAN

SHEET NUMBER L-1

LANDSCAPE ALONG RIGHT-OF-WAY

LENGTH ALONG ROW 338.5 LIN.FT. TREES REQUIRED: TREES PROVIDED = 12 TREES PROVIDED

INTERNAL LANDSCAPING REQUIREMENTS:

TOTAL AREA OF SITE = 104,686 SQ.FT. = 2.4 ACRES TOTAL IMPERVIOUS AREA = 5,635 SQ.FT. INTERIOR LANDSCAPE AREA REQUIRED = TOTAL IMPERVIOUS AREA x 2.5% = 141 SQ.FT. REQUIRED = 368 SQ.FT. TREES REQUIRED = 1 TREE / 100 S.F. = 1.4 TREES = 2 TREES REQUIRED TREES PROVIDED = 3 TREES PROVIDED

TREE PLANTING SCHEDULE

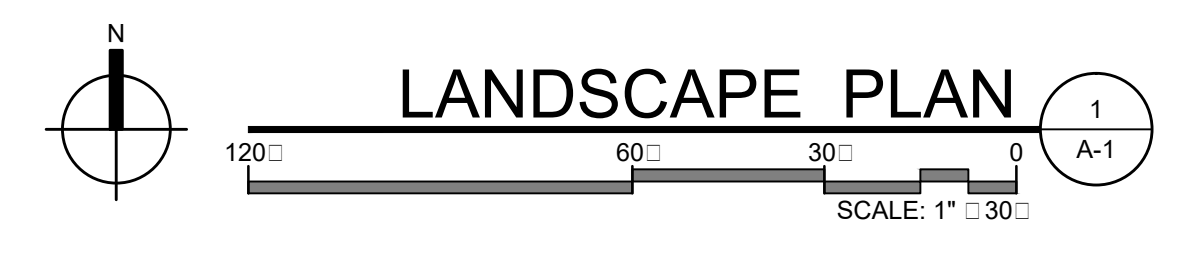
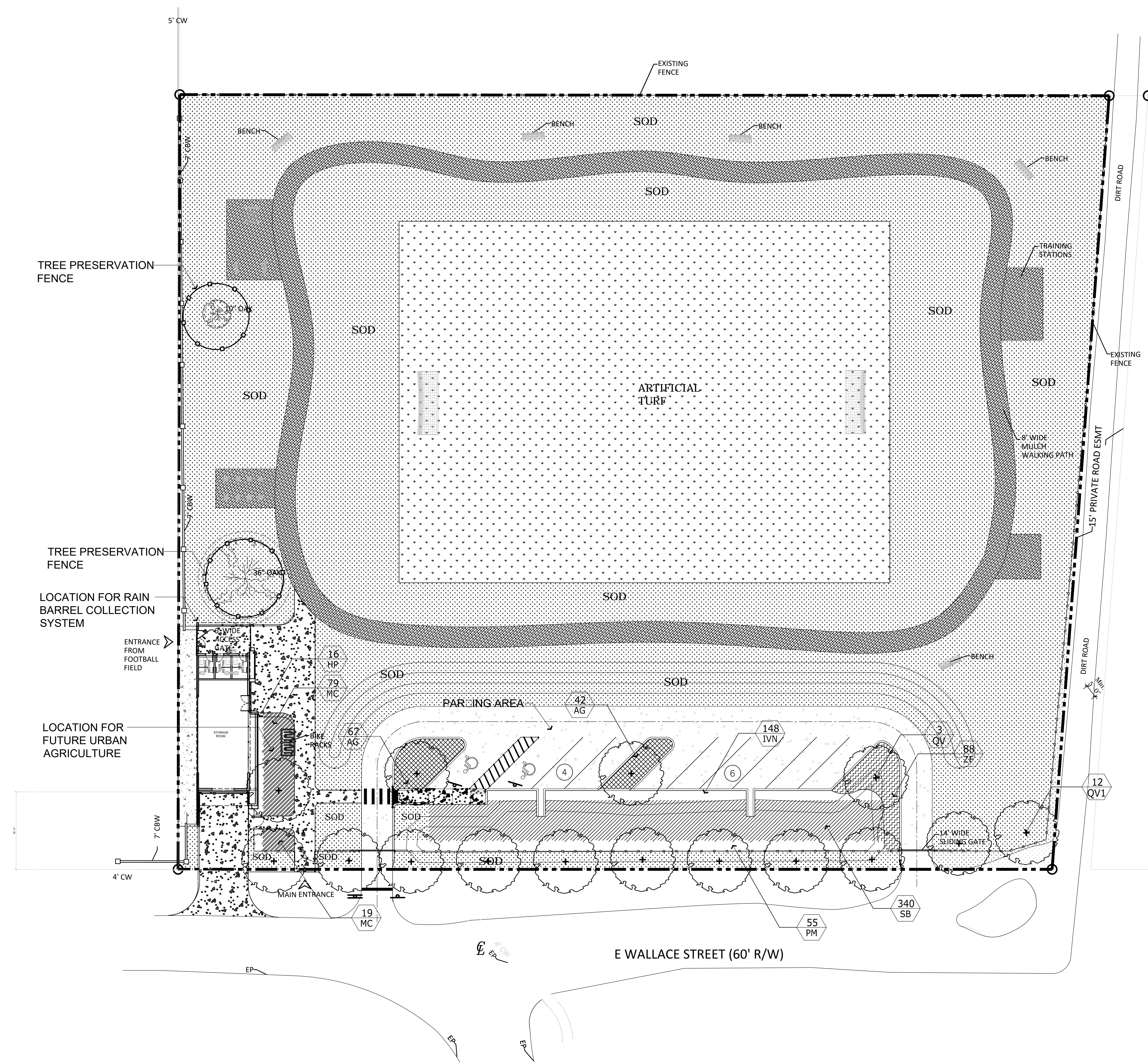
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SHRUB PLANTING SCHEDULE

Table with 7 columns: SYMBOL, QTY., BOTANICAL/COMMON NAME, HEIGHT, SPREAD, ROOT, REMARKS. Lists shrub types like AG, HP, IVN, MC, PM, SB, ZF.

SOD-MULCH:

Table with 6 columns: SYMBOL, QTY., BOTANICAL/COMMON NAME, HEIGHT, SPREAD, ROOT, REMARKS. Lists SOD and ARTIFICIAL TURF.





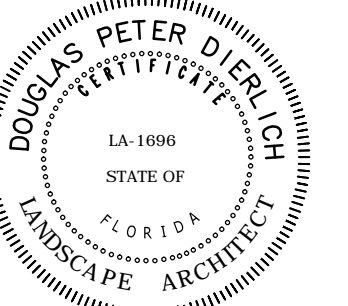
No.	DATE	REVISION	BY

DRAWN BY: DPD APPROVED BY: RL

DATE: 2020-08 SCALE: A=Sho

KEYPLAN

SEAL/SIGNATURE



Douglas Dierlich
LA0001696

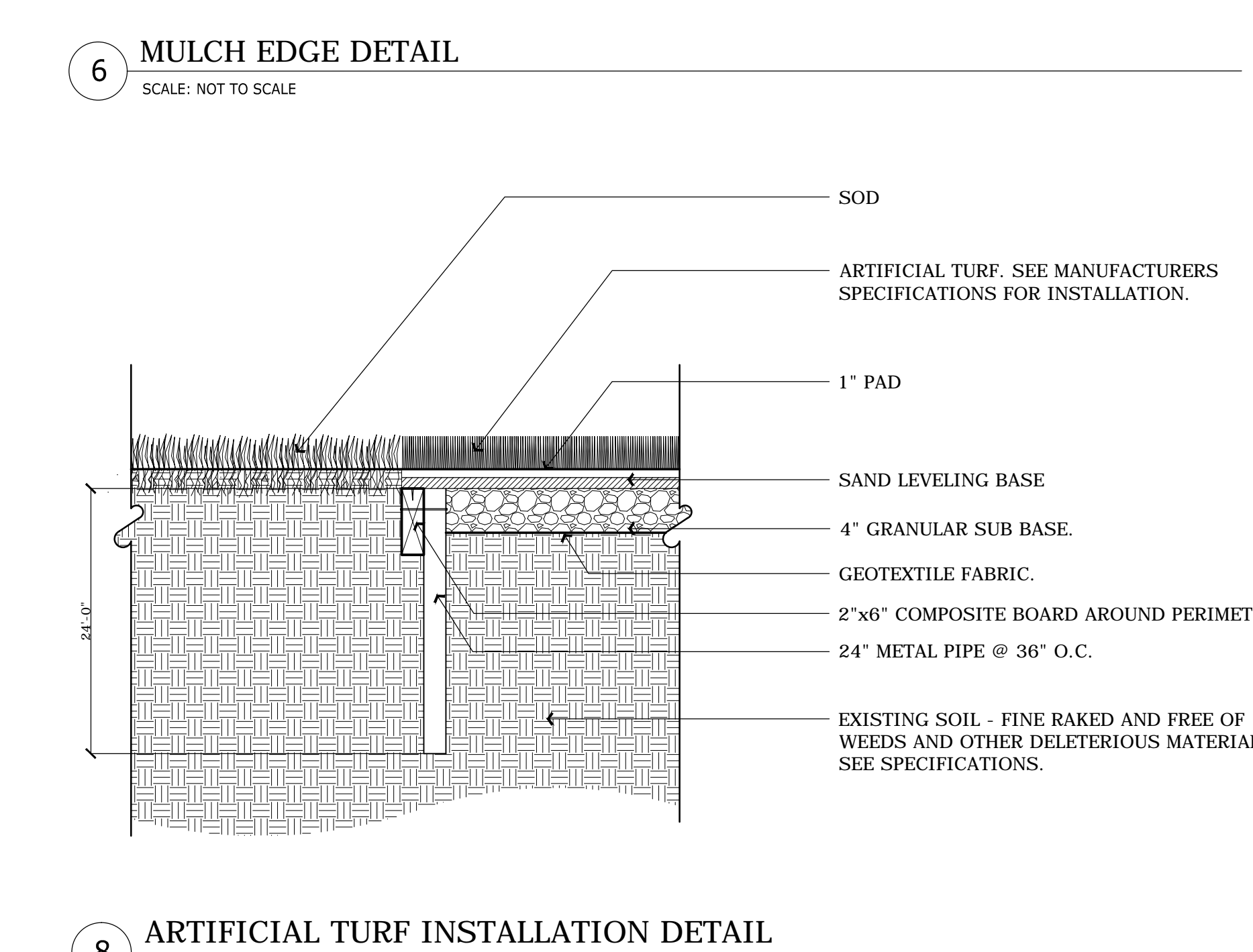
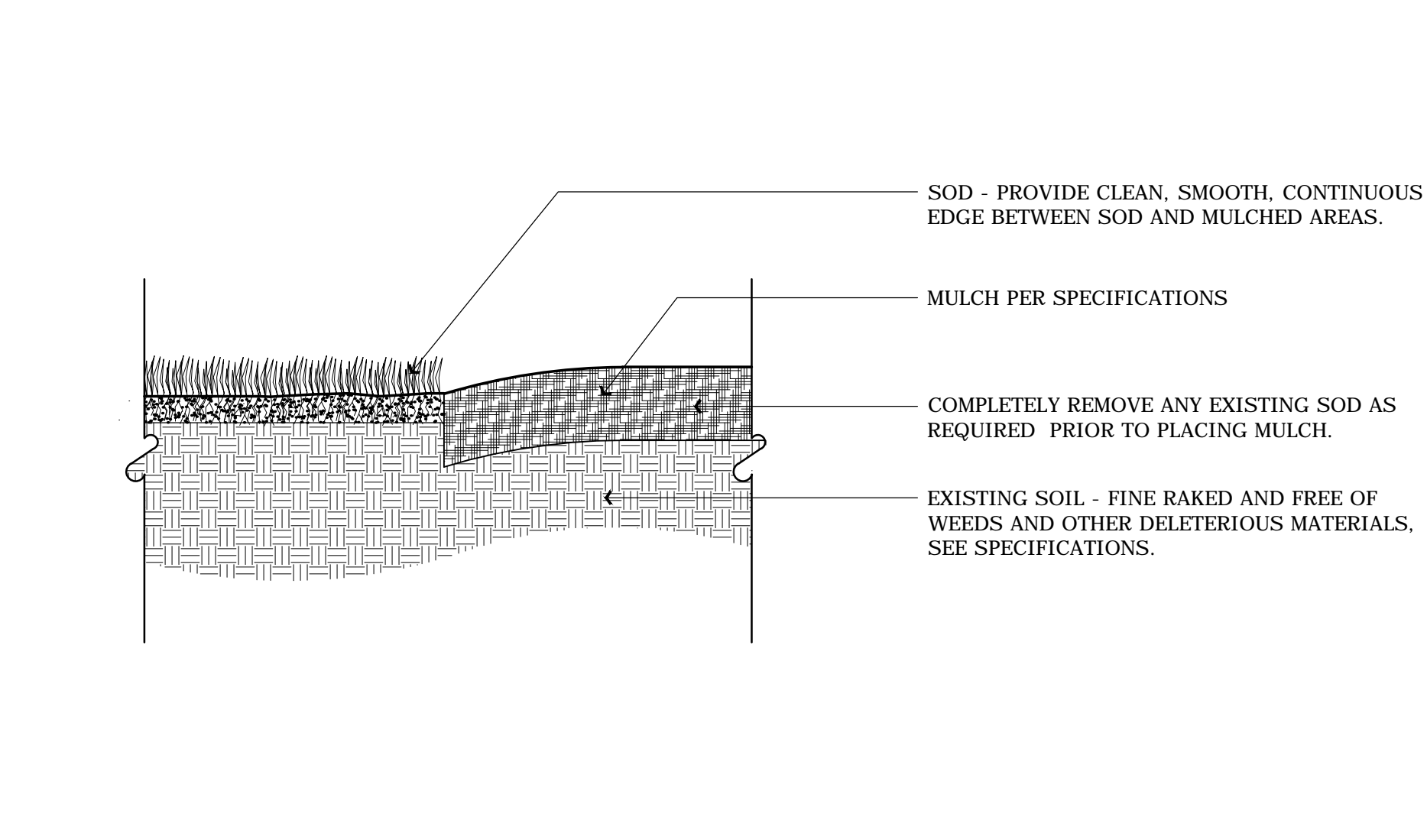
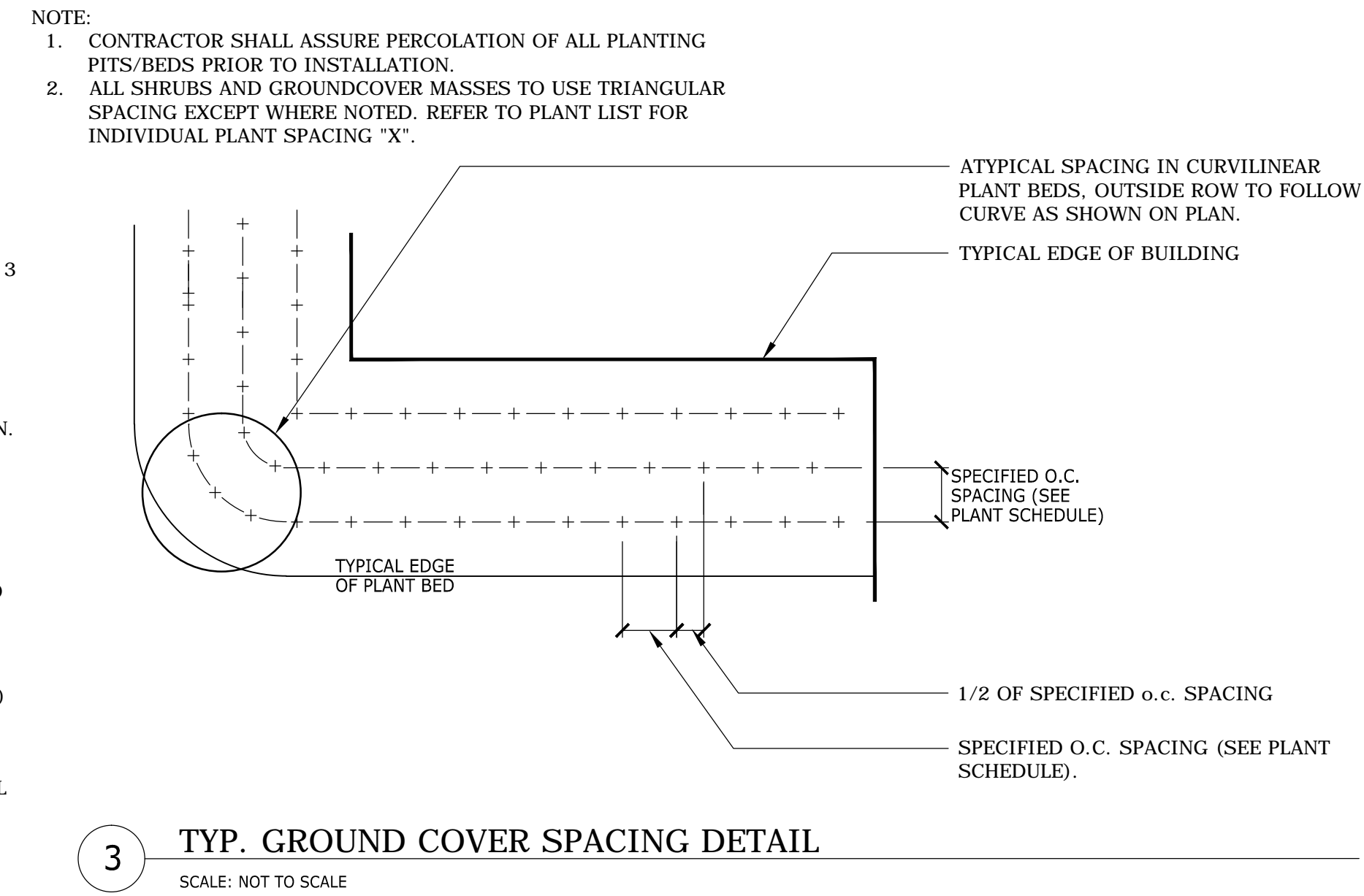
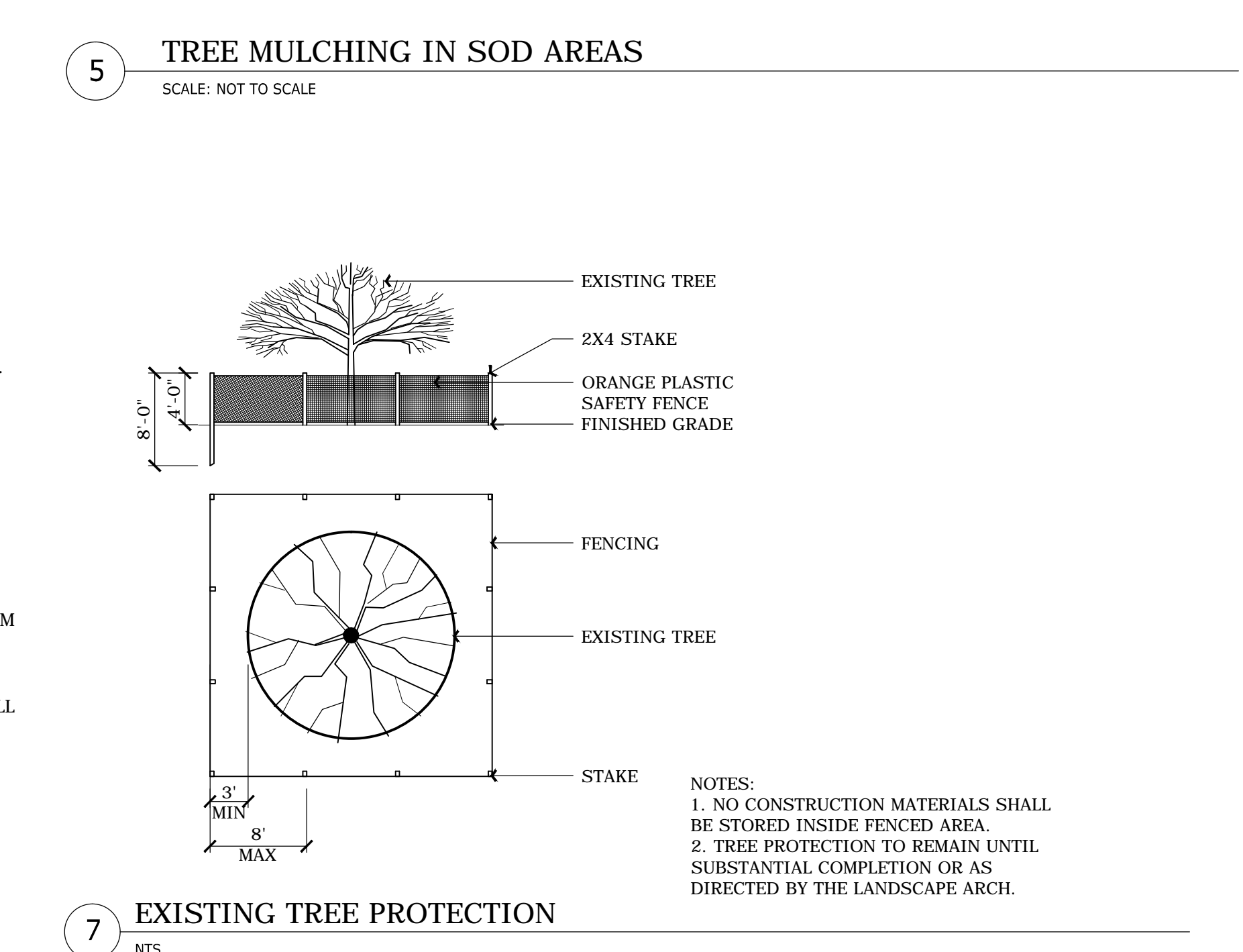
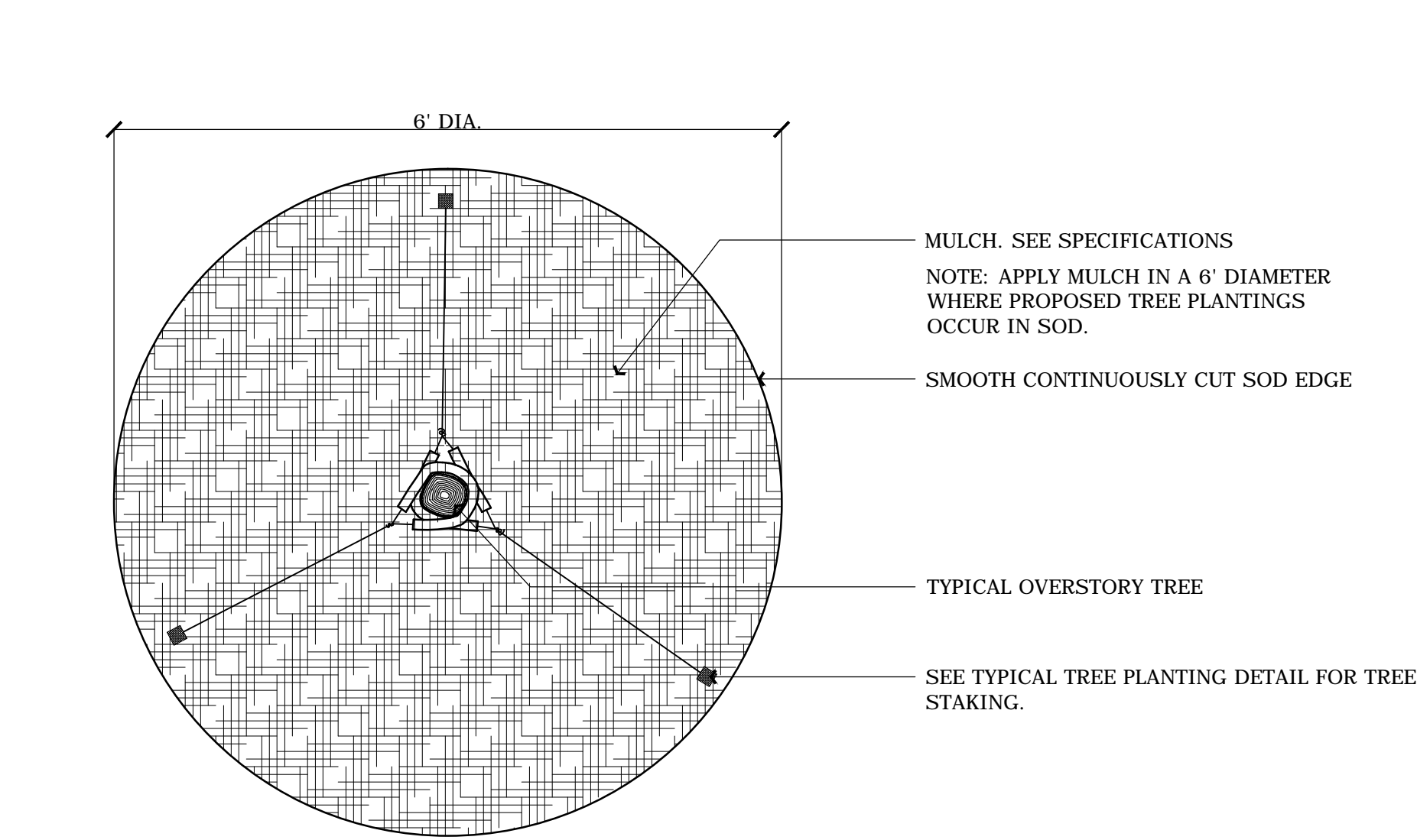
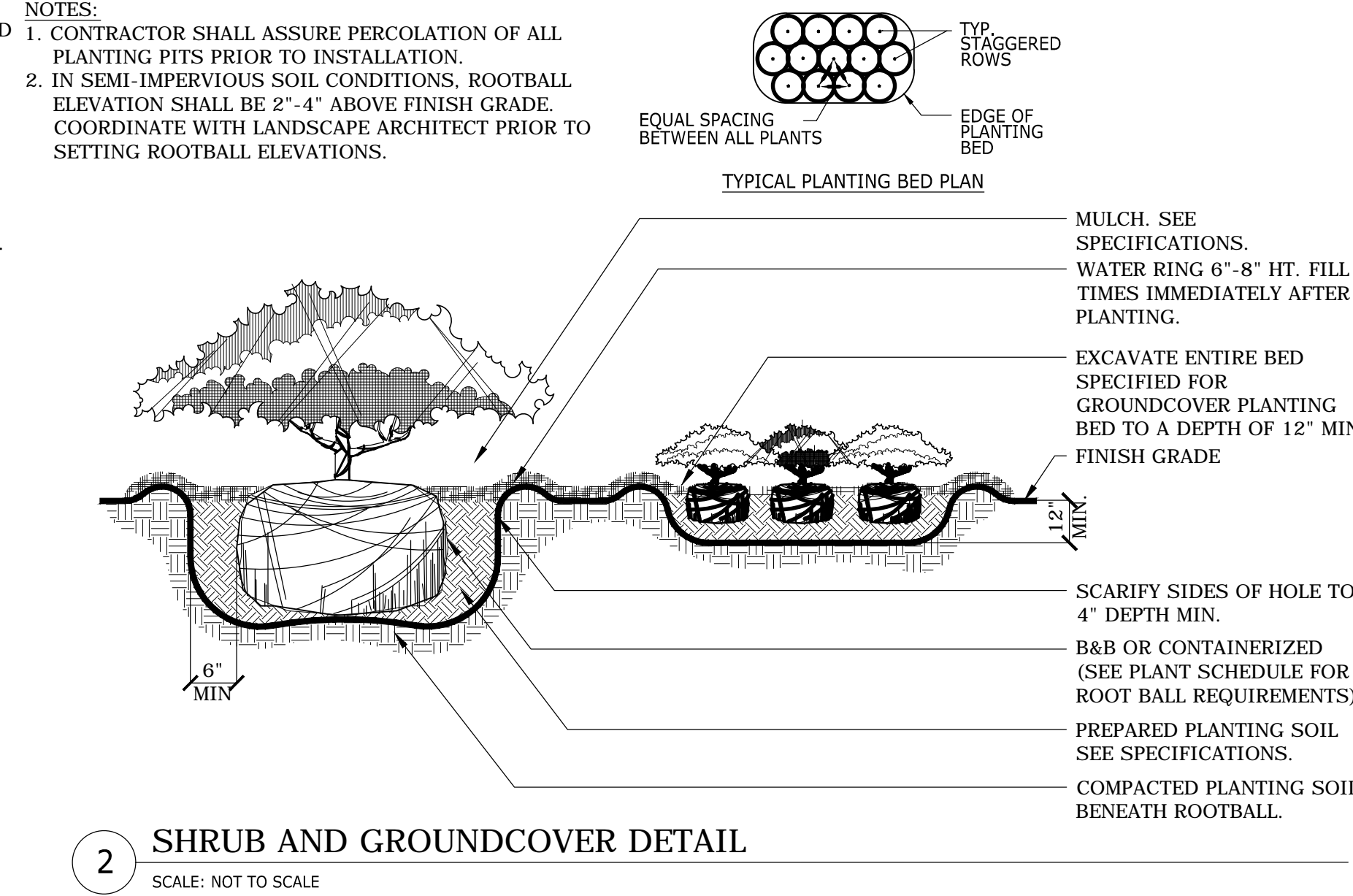
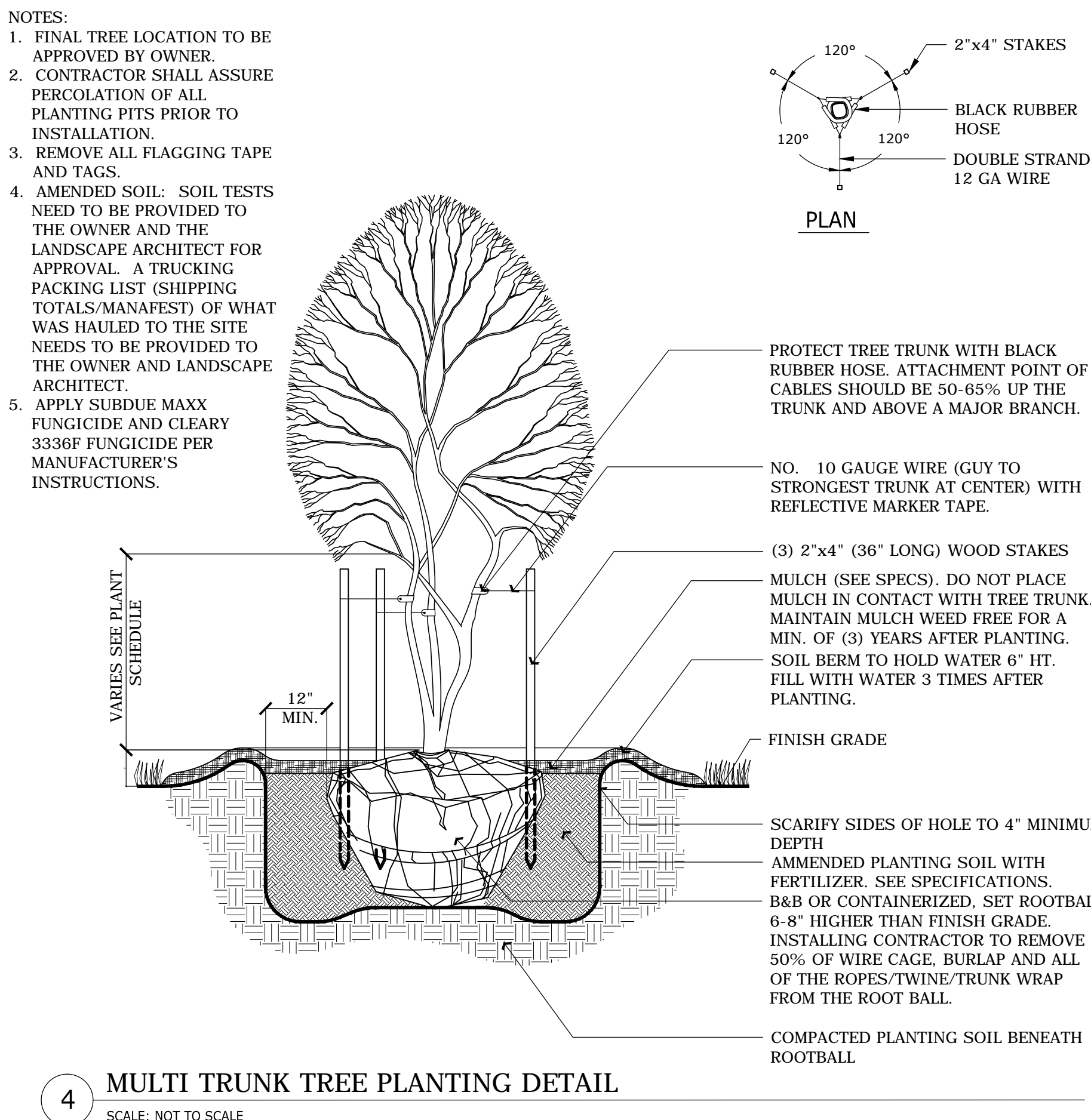
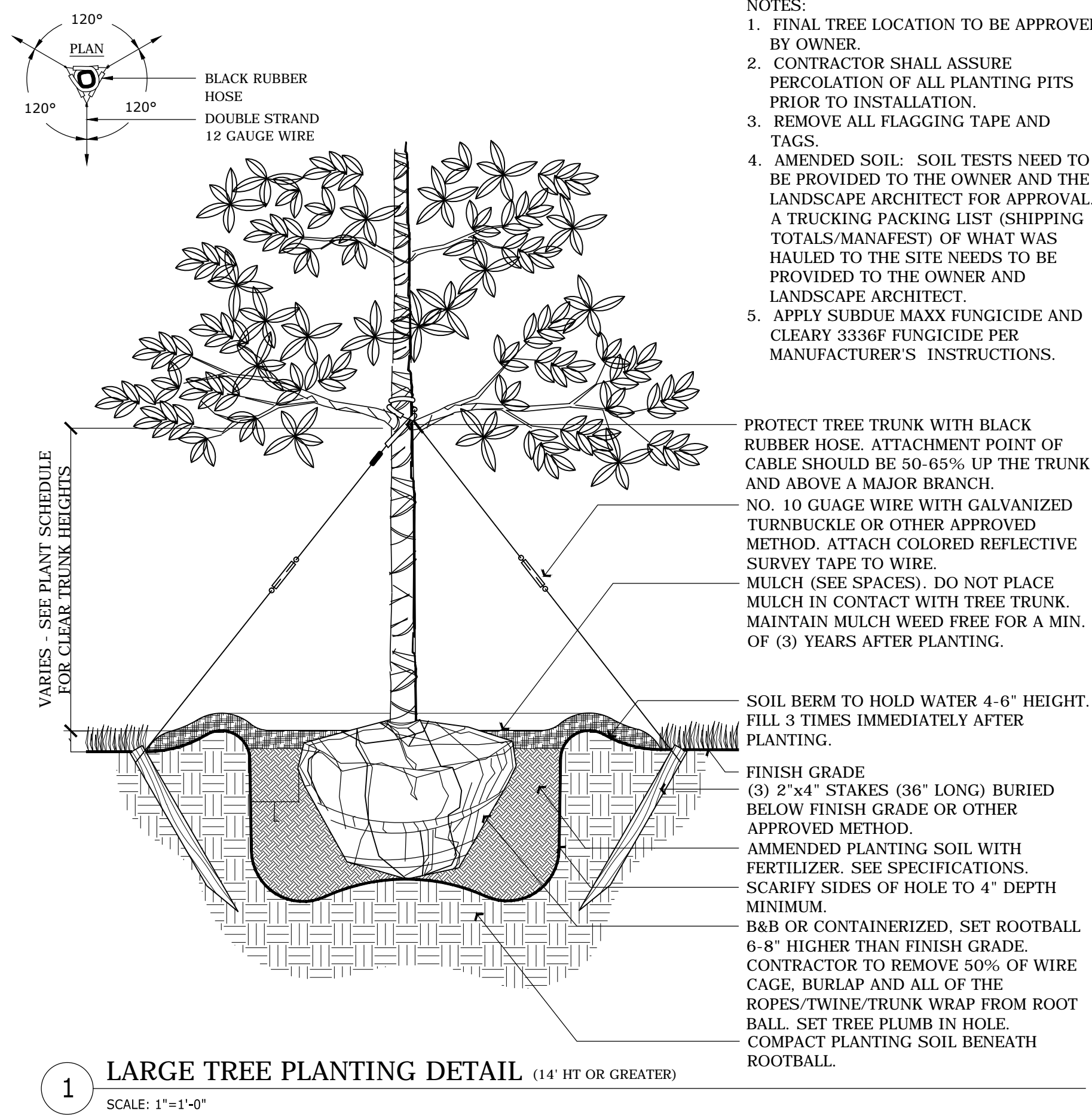
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SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L-2



GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH DRAWINGS FOR ALL DIVISIONS OF WORK.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR BIDDING WORK AND AGAIN PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FIELD VERIFY ALL PROJECT CONDITIONS RELATIVE TO THE DRAWINGS PRIOR TO INITIATING ANY WORK.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL BASE INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO BEGINNING WORK.
- THE BASE MAPPING/SURVEY WAS PROVIDED BY _____. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPENCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTION.
- CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THE DRAWINGS, AS WELL AS, ANY DISCOVERED DURING THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL EMPLOY SKILLED PERSONNEL AND USE EQUIPMENT NECESSARY TO ENSURE THAT ALL WORK IS PROFESSIONALLY AND PROPERLY INSTALLED AND IN FULL COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE AND PROCEDURE OF WORK.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- THE LIMIT OF CONSTRUCTION LINE SHOWN DEFINES THE LIMIT OF WORK IN THIS CONTRACT. THERE MAY BE INSTANCES WHERE EROSION PROTECTION DEVICES AND UTILITY SYSTEMS EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND/OR TIE INTO ADJACENT SYSTEMS.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE ADJACENT WATER BODIES, SURFACES AND STORM SEWERS ACCORDING TO ALL APPLICABLE FEDERAL/STATE/LOCAL LAWS AND REGULATIONS.
- REPORT ALL EXISTING DAMAGE OF EXISTING SITE IMPROVEMENTS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE.
- CONTRACTOR SHALL PROTECT, BY WHATEVER MEANS NECESSARY, THE EXISTING SITE IMPROVEMENTS TO REMAIN. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY DAMAGE OCCURS.
- ALL AREAS WITHIN THE DRIPLINES OF EXISTING TREES SHALL REMAIN FREE OF CONSTRUCTION MATERIAL, DEBRIS, VEHICLES AND FOOT TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, BARRICADES AND/OR OTHER SUITABLE GUARDS OUTSIDE DRIP LINE (OUTSIDE PERIMETER OF BRANCHES) TO PROTECT TREES AND PLANT MATERIAL TO REMAIN. NO WORK SHALL BE PERFORMED WITHIN THE DRIPLINE OF EXISTING TREES UNLESS INDICATED. ALL WORK INDICATED TO BE PERFORMED WITHIN THE DRIPLINE OF TREES SHALL BE DONE BY HAND AND CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO THE TREE ROOTS.
- EACH CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED.
- THE CONTRACTOR SHALL KEEP ALL DRAINAGE FACILITIES AFFECTED BY HIS CONSTRUCTION OPERATIONS CLEAN AND FULLY OPERATIONAL AT ALL TIMES.
- CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
- ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

GENERAL NOTES FOR LANDSCAPE PLANTING

- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
- ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
- ALL TREES SHALL HAVE SIX (6") CLEAR TRUNKS UNLESS OTHERWISE NOTED ON THE PLANT LIST. ANY TREE TRUNK WITH A "V" SHAPED CROTCH WILL BE REJECTED. ALL TREE CALIPER (CAL.) SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO SPECIFIED PLANT SIZE IN THE PLANT LIST.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1" VERTICAL FOR EVERY 3" HORIZONTAL). SEE PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
- SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.

GENERAL NOTES FOR LANDSCAPE PLANTING (cont.)

- ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
- CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
- EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SPADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
- FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL AND EDGES OF PLANTING BEDS FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY INSTALLATION OF THE LANDSCAPE PLANTINGS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING QUANTITIES AND TAKE-OFFS FOR PRICING/BIDDING. TOTAL QUANTITIES INDICATED ON THE PLANT LIST ARE FOR REFERENCE ONLY. INDIVIDUAL PLANT QUANTITIES SHOWN ON THE PLAN SHALL HAVE PRECEDENCE OVER PLANT LIST QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.
- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
- ALL PLANT MATERIAL SHALL CONFORM TO STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY, GAINSVILLE, FLORIDA.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE OF EXISTING TREES.
- TREE BARRICADES MUST BE INSTALLED AROUND EXISTING TREES BEFORE ANY GRADING OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL ACCEPTANCE OF THE JOB.

CIVICA
ARCHITECTURE & URBAN DESIGN

8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959

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AA 26001093

PROJECT:
WALLACE PARK IMPROVEMENTS

E WALLACE ST. BELLE ISLE, FL 32809

APPLICANT:

THE CITY OF BELLE ISLE



1600 NELA AVENUE
BELLE ISLE, FL 32809

CIVICA PROJECT No:
200108

ISSUED FOR:
SITE PLAN APPROVAL

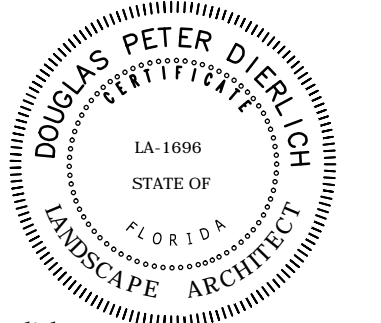
No.	DATE	REVISION	BY

DRAWN BY: DPD APPROVED BY: RL

DATE: 2020-08 SCALE: A=Sho

KEYPLAN

SEAL/SIGNATURE



Douglas Dierlich
LA0001696

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SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

LEGAL DESCRIPTION PER ACCURIGHT SURVEYS OF ORLANDO, INC.
DATED: 01/23/2018

OCPA PARCEL ID: 24-23-29-8977-00-021

A PORTION OF LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, WALLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 300 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 55 MINUTES 55 SECONDS EAST 359.92 FEET; THENCE SOUTH 04 DEGREES 13 MINUTES 30 SECONDS WEST 300.39 FEET, TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 338.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 104,686 SQUARE FEET OR 2.4033 ACRES MORE OR LESS.

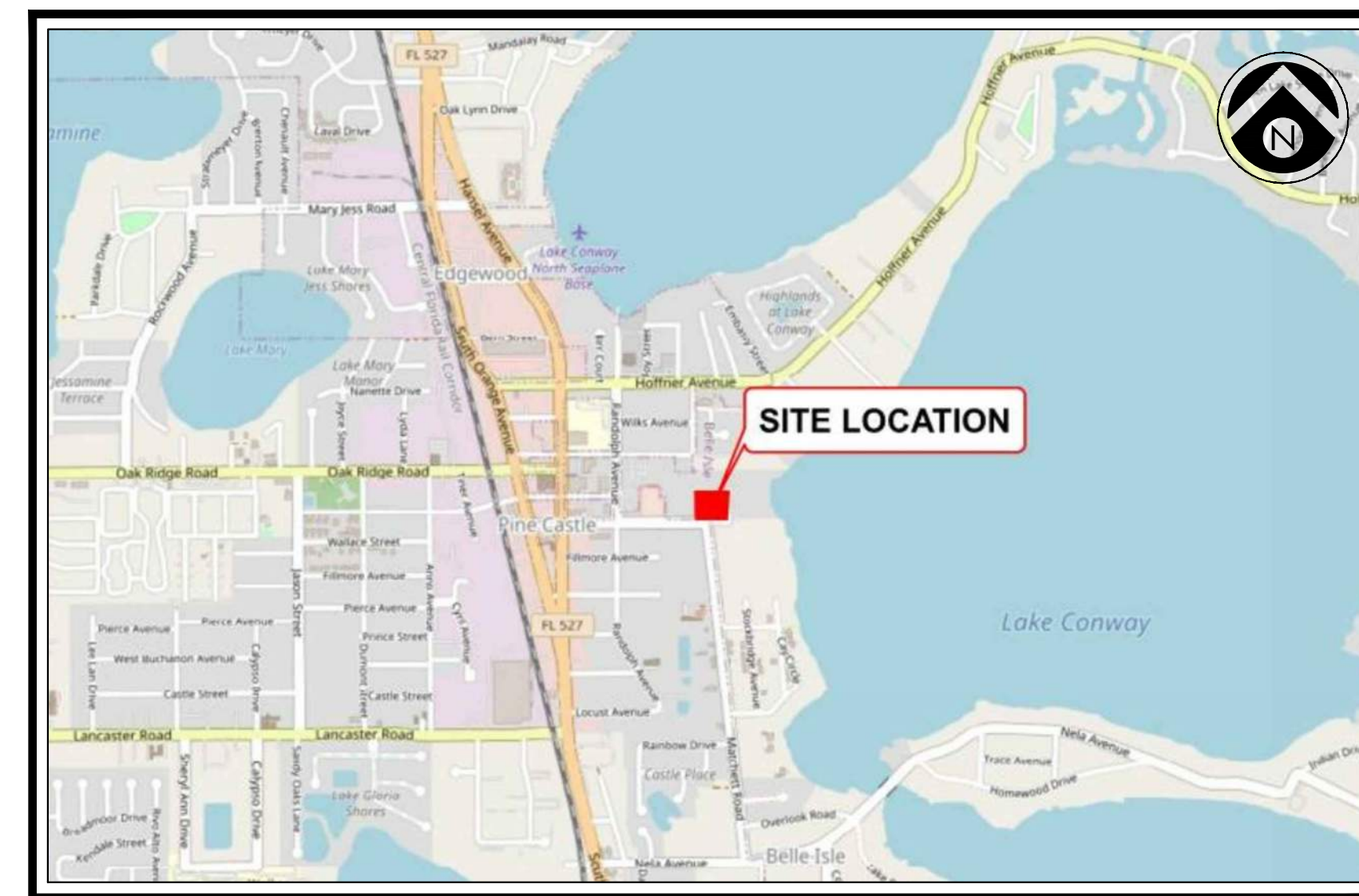
PRELIMINARY SITE PLAN FOR CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA OCPA PARCEL ID# 24-23-29-8977-00-021

SHEET INDEX

- COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 EROSION CONTROL, DEMO & M.O.T. PLAN
- C3.0 GEOMETRY PLAN
- C3.1 AERIAL SITE PLAN
- C3.2 FIRE TRUCK ROUTE PLAN
- C3.3 CROSS-SECTIONS
- C4.0 UTILITY PLAN
- C5.0 PAVING, GRADING & DRAINAGE PLAN



STREET VIEW



VICINITY MAP

SCALE: 1" = 2000'

UTILITY PROVIDERS

WATER/SEWER:
ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FL 32825
CONTACT: VICTOR GONZALEZ
(407) 836-6869, EXT. 66869

CITY WATER:
ORLANDO UTILITIES COMMISSION
6003 E. PERSHING AVENUE
ORLANDO, FL 32822
CONTACT: STEVEN LOCKINGTON
(407) 434-2568

TELEPHONE:
AT & T
1120 S. ROGERS CIRCLE
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

POWER:
DUKE ENERGY
452 E. CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: STEPHANIE OLMO
PHONE: (727) 905-3376

PROJECT TEAM

OWNER:
CITY OF BELLE ISLE
1600 NELA AVENUE
BELLE ISLE, FL 32809

ARCHITECT/LANDSCAPE:
CIVICA ARCHITECTURE & URBAN DESIGN
ARCHITECT: ROLANDO LLANES, AIA
8323 NW 12TH STREET SUITE 106
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PHONE: (305) 593-9959
EMAIL: R.LLANES@CIVICAGROUP.COM

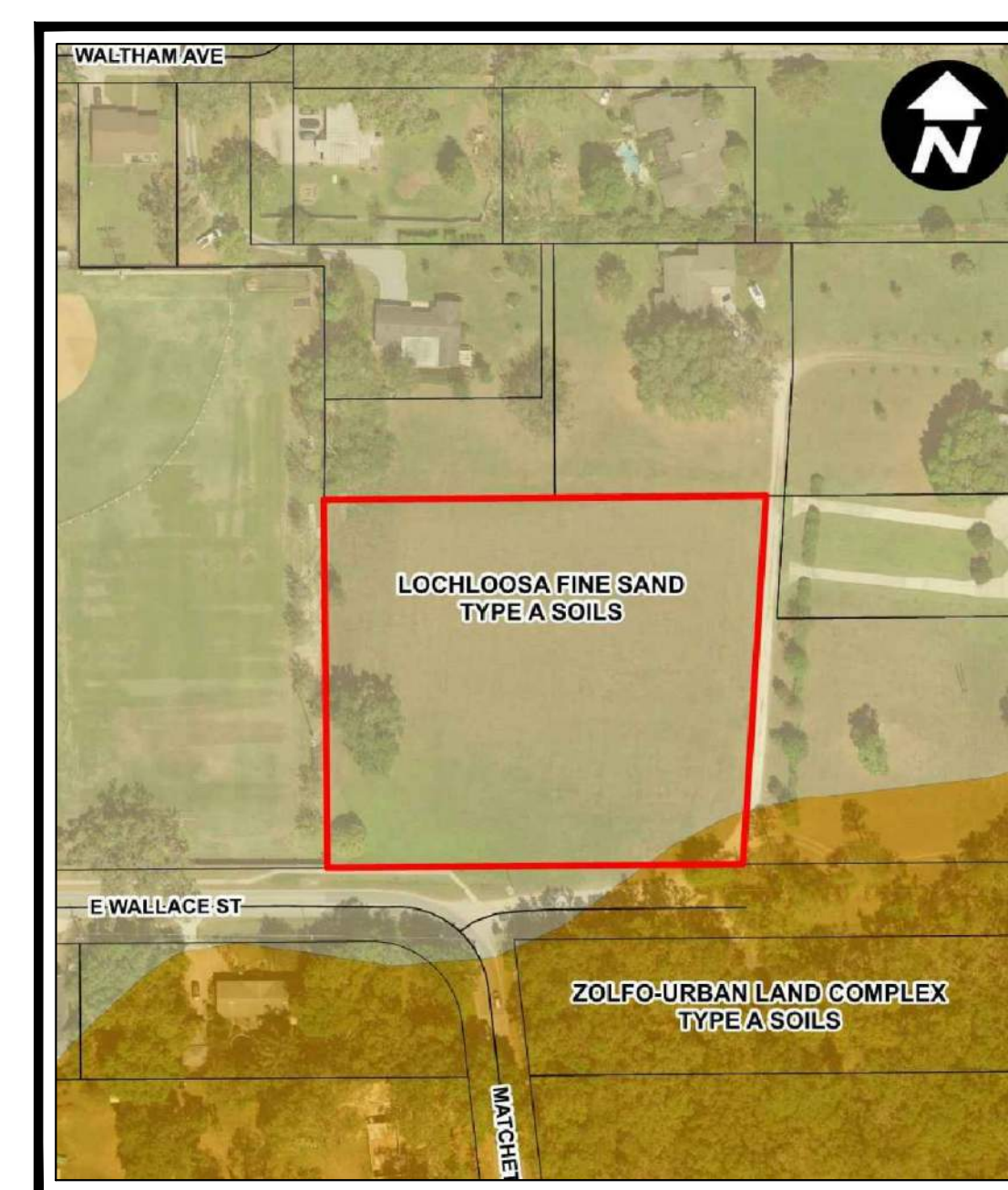
ENGINEER:
APPIAN ENGINEERING, LLC
ENGINEER: MAJOR STACY, P.E.
2221 LEE ROAD SUITE 27
WINTER PARK, FL 32789
PHONE: (407) 960-5868
FAX: (866) 571-8176
EMAIL: M.STACY@APPIAN.COM

SURVEYOR:
ACCURIGHT SURVEYS OF ORLANDO, INC.
SURVEYOR: JAMES D. BRAY
2012 E. ROBINSON STREET
ORLANDO, FL 32803
PHONE: (407) 894-6314
EMAIL: JBRAY@ACCURIGHTSURVEYS.NET



AERIAL MAP

SCALE: 1" = 1000'



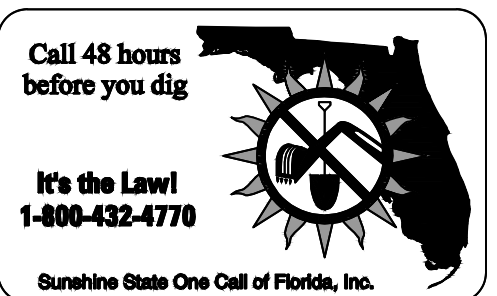
SOILS MAP

SCALE: 1" = 1000'



FEMA FLOOD MAP

SCALE: 1" = 1000'



2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

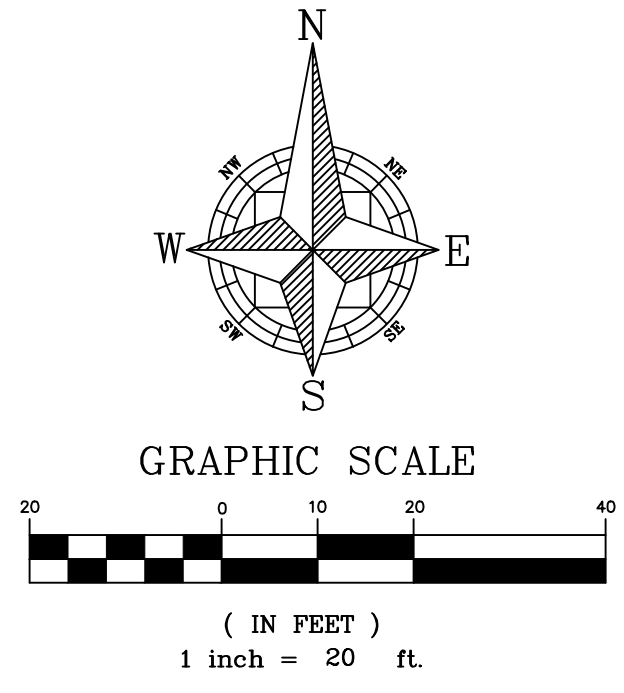
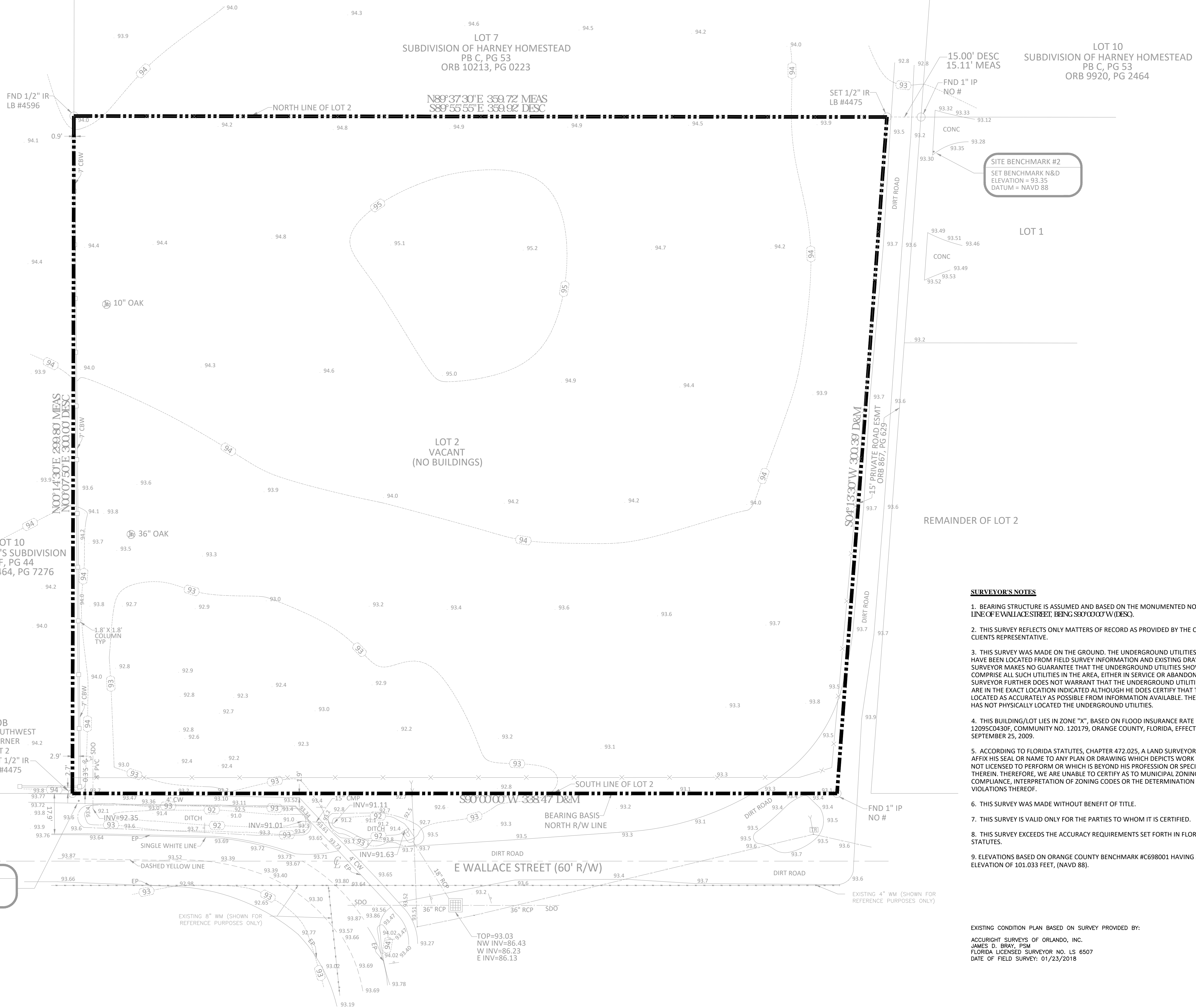
BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF BELLE ISLE	SITE PERMIT			
S.J.R.W.M.D.	ERP			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			

REV.	DATE	DESCRIPTION

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD_civil3D\layouts\03_PSP\EXISTING CONDITIONS.dwg Modified: 6/11/2020 By: ssullivan



LEGEND
- - - - - PROPERTY BOUNDARY

LEGEND	
BB	BOTTOM OF BANK
BP	BACKFLOW PREVENTER
BM	BENCHMARK
B	BOLLARD
EL	ELECTRIC LINE
TR	CABLE TV RISER
CLM	CALCULATED & MEASURED
CA	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CCR	CERTIFIED CORNER RECORD
CF	CONCRETE FLUME
CL	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMF	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	COVERED
CP	CONCRETE PAD
CV	CONCRETE WALKWAY
D&M	DESCRIBED & MEASURED
DB	DEED BOOK
DE	DECKING EASEMENT
DESC	DESCRIBED
DI	DITCH
DI	DUMPSTER PAD
DW	DRIVEWAY
EN	EASEMENT NUMBER
EM	ELECTRIC METER
EB	ELECTRICAL BOX
EL	ELEVATION
EMT	EASEMENT
EP	EDGE OF PAVEMENT
FL	FENCE LINE
FIRM	FLOOD INSURANCE RATE MAP
FTE	FINISHED FLOOR ELEVATION
FR	FIRE HYDRANT
FM	FORCE MAIN LINE
FND	FOUND
FO	FIBER OPTIC CABLE LINE
FP	FLAG POLE
GL	GAS LINE
GM	GAS METER
GT	GREASE TRAP MANHOLE
GA	GUY WIRE ANCHOR
HP	HANDICAP PARKING
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED BUSINESS
LP	LIGHT POLE
LS	LICENSED SURVEYOR
LSA	LANDSCAPED AREA
MEAS	MEASURED
MF	METAL FENCE
MS	METTER END SECTION
MW	MONITORING WELL
N&D	NAIL & COG
NA	NORTH AMERICAN
ND	VERTICAL DATUM
NS	NOT TO SCALE
OR	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	PLASTIC PIPE
PF	PLASTIC FENCE
PG	PAGE
PI	POINT OF INTERSECTION
PLM	PLAT & MEASURED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PS	PARKING SPACES
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR
RAM	RAMP
PT	POINT OF TANGENCY
PP	PLASTIC PIPE
CR	CURVE RADIUS
RC	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
RM	REUSE WATER METER
RV	REUSE WATER VALVE
SM	SANITARY MANHOLE
SL	SANITARY LINE
SF	SQUARE FEET
SD	STORM/RAIN LINE
SDO	SHOWN FOR DIRECTION ONLY
SI	SIGN
SWF	STOCK WIRE FENCE
SV	SEWER VALVE
SE	SPOT ELEVATION
SR	STORM MANHOLE
TL	TELECOMMUNICATIONS LINE
TEL	TELEPHONE
TR	TRANSFORMER/JUNCTION BOX
TS	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL WIRE
TYP	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
W	WATER LINE
WH	WOOD SHED
WV	WATER VALVE
WM	WATER METER

SURVEYOR'S NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF E WALLACE STREET, BEING S80°00'00"W (DESC).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0430F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 25, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.
7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #C698001 HAVING AN ELEVATION OF 101.033 FEET, (NAVD 88).

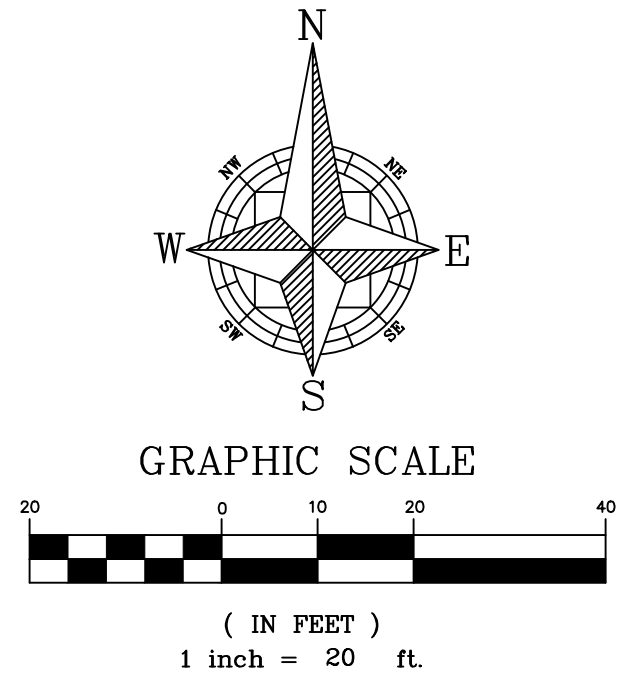
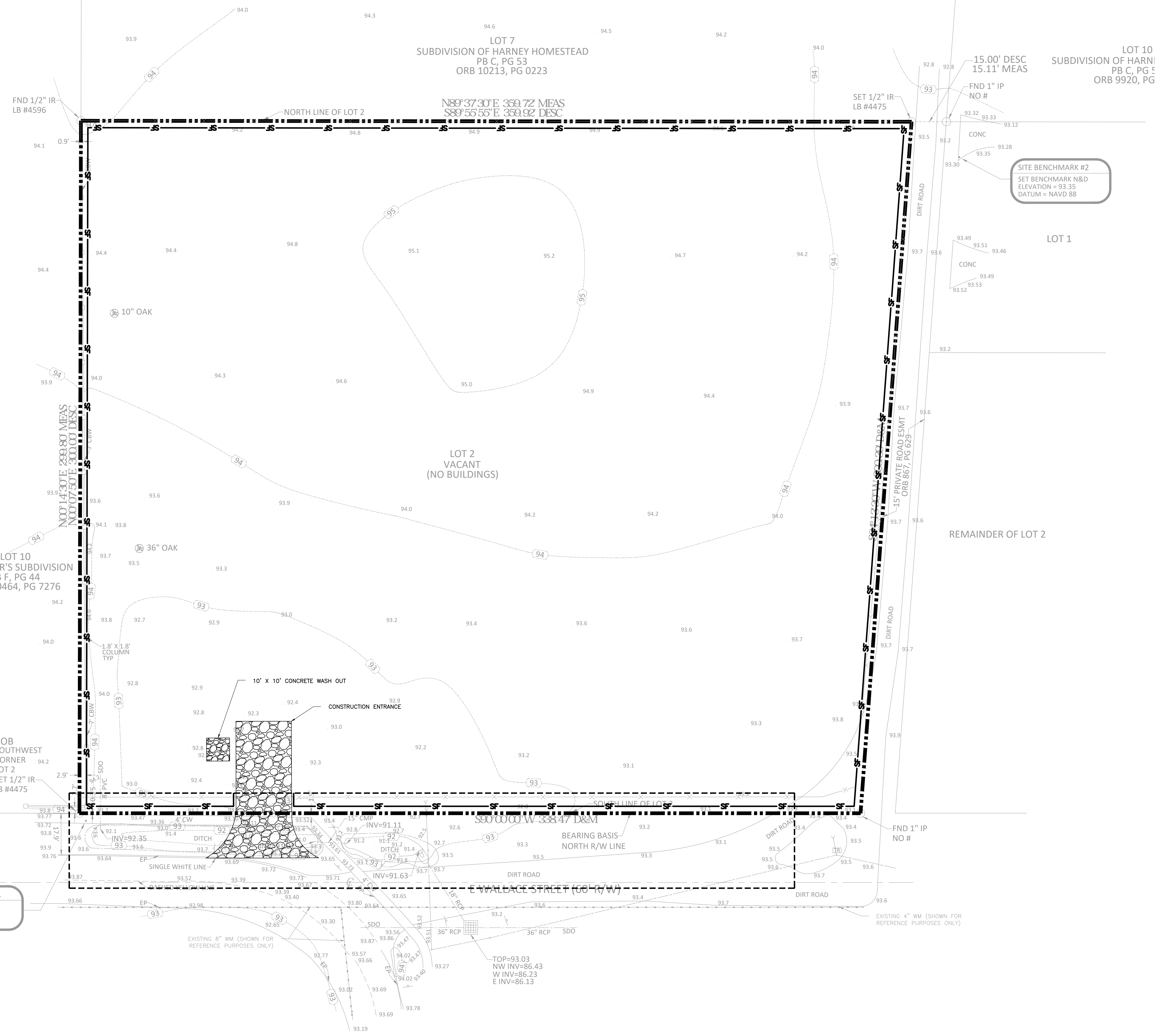
EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ACCURIGHT SURVEYS OF ORLANDO, INC.
JAMES D. BRAY, PSM
FLORIDA LICENSED SURVEYOR NO. LS 6507
DATE OF FIELD SURVEY: 01/23/2018

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Sunshine State One Call of Florida, Inc.

CIVIL ENGINEERING & LAND PLANNING APIIAN ENGINEERING LLC. APIIANENGINEERING.COM • 407.960.5868 2221 Lee Road, Suite 27, Winter Park, Florida, 32789 <small>STATE OF FLORIDA CERTIFICATE OF REGISTRATION NO. 1811</small>	EXISTING CONDITIONS PRELIMINARY SITE PLAN	CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA	
	DRAWN: S. SULLIVAN DESIGNED: J. PALM CHECKED: M. STACY DATE: 8/28/2020	SCALE: 1" = 20' PROJECT: CCS-01 SHEET: C.10	NOT FOR CONSTRUCTION 8/28/20

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD Civil3D\Layouts\03 P\SP\EROSION CONTROL AND DEMO PLAN.dwg Modified: 6/22/2020 By: ssullivan



LEGEND
 - - - - - PROPERTY BOUNDARY
 - - - - - SILT FENCE
 - - - - - MAINTENANCE OF TRAFFIC

SITE BENCHMARK #1
 SET BENCHMARK N&D
 ELEVATION = 93.67
 DATUM = NAVD 88

SITE BENCHMARK #2
 SET BENCHMARK N&D
 ELEVATION = 93.35
 DATUM = NAVD 88

CIVIL ENGINEERING LAND PLANNING		EROSION CONTROL, DEMO & M.O.T. PLAN	
APPIAN ENGINEERING LLC.		PRELIMINARY SITE PLAN	
APPIANFL.COM • 407.960.5868		CITY OF BELLE ISLE	
2221 Lee Road, Suite 27, Warner Park, Florida, 32789		WALLACE PARK IMPROVEMENTS	
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #1011		CITY OF BELLE ISLE, FLORIDA	
SCALE	1" = 20'	PROJECT	CCS-01
DRAWN	S. SULLIVAN	CHECKED	M. STACY
DESIGNED	J. PALM	DATE	8/28/2020
APPIAN ENGINEERING		NOT FOR CONSTRUCTION	
Sunshine State One Call of Florida, Inc.		8/28/20	

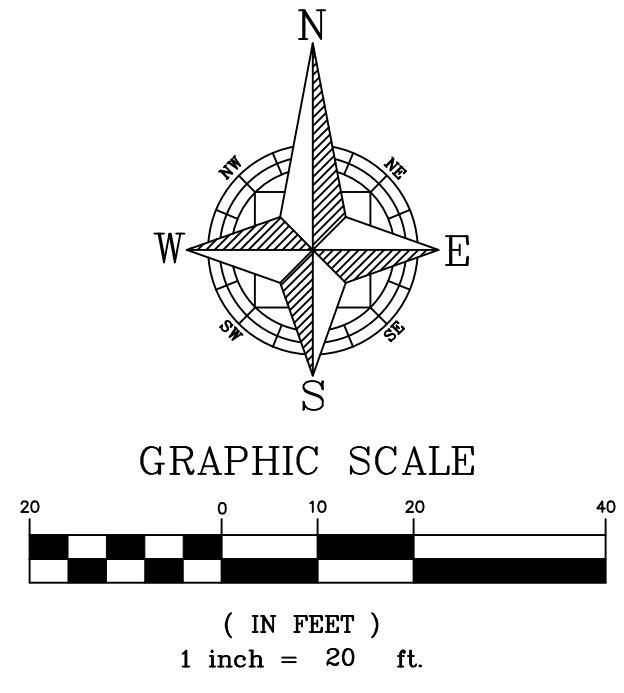


P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD\Civil3D\Layouts\03_PSP\GEOMETRY PLAN.dwg Modified: 8/28/2020 By: jpalin

LOT 7
SUBDIVISION OF HARNEY HOMESTEAD
PB C, PG 53
ORB 10213, PG 0223

N89°37'30"E 359.72' MEAS
S89°55'55"E 359.92' DESC

SUBDIVISION C
P
ORB!



LEGEND
- - - - - PROPERTY BOUNDARY

SITE DATA:

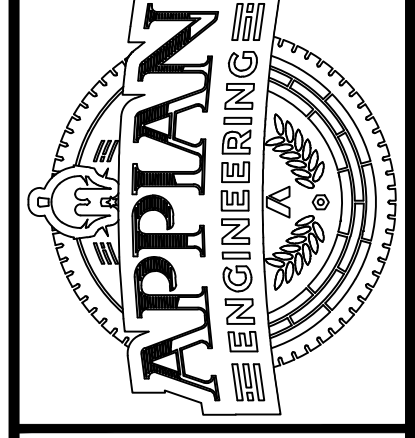
OCPA - PARCEL ID #:	24-23-29-8977-00-021
PROPERTY ADDRESS:	E. WALLACE STREET ORLANDO, FL 32809
TOTAL PROPERTY AREA:	2.41 Ac
EXISTING FUTURE LAND USE:	LDR
PROPOSED FUTURE LAND USE:	LDR
EXISTING ZONING:	R-1-AA
PROPOSED ZONING:	R-1-AA
REQUIRED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PROPOSED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PARKING SPACES REQUIRED:	X*
PARKING SPACES PROVIDED:	
REGULAR SPACES	8
ADA ACCESSIBLE SPACES	2
TOTAL PARKING SPACES	10

*PARKING SPACE REQUIREMENTS TO BE COORDINATED WITH THE CITY BELLE ISLE

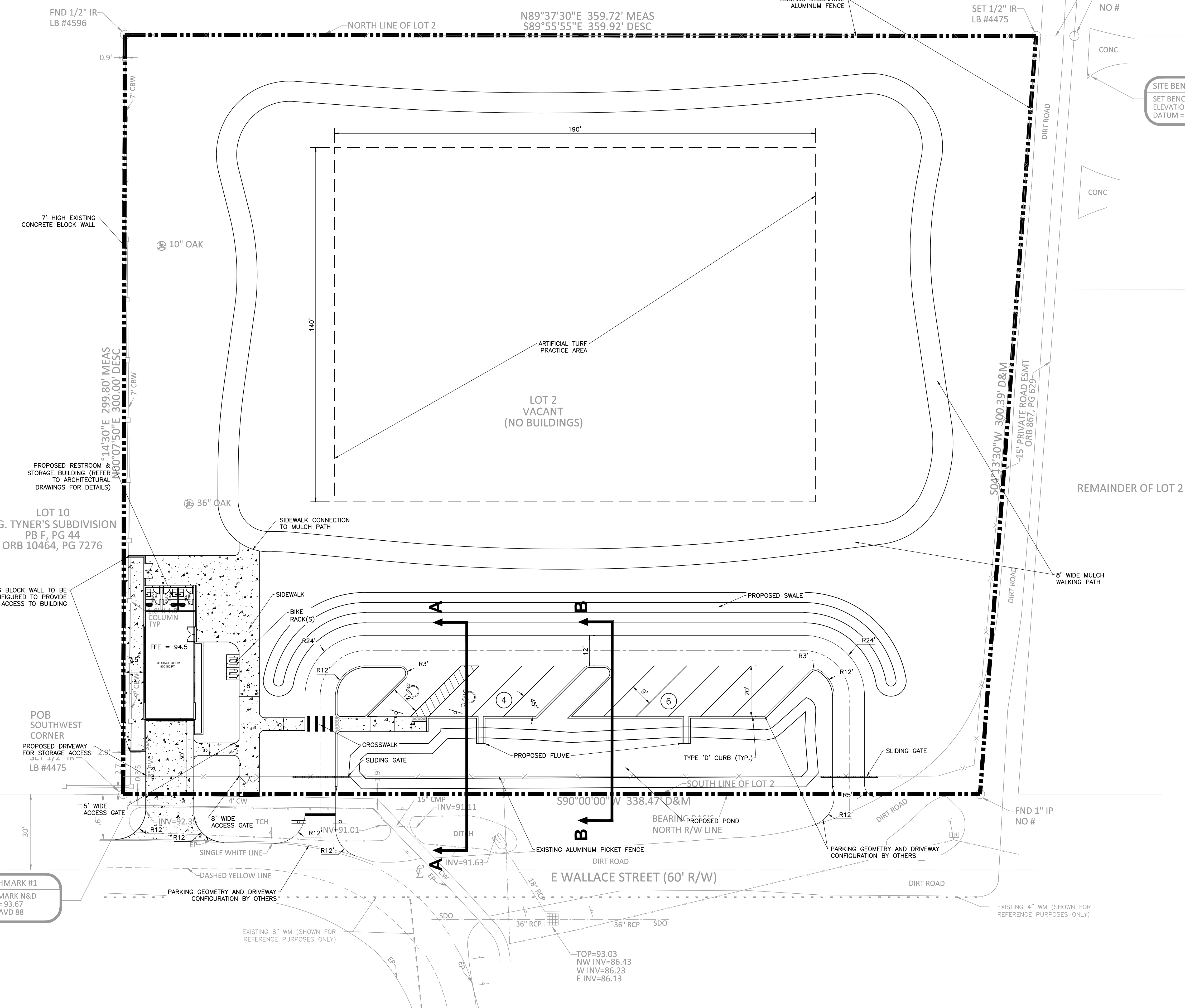
CIVIL ENGINEERING I LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida, 32789
STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 1111

GEOMETRY PLAN
PRELIMINARY SITE PLAN
CITY OF BELLE ISLE
WALLACE PARK IMPROVEMENTS
CITY OF BELLE ISLE, FLORIDA

SCALE	1" = 20'
PROJECT	CCS-01
SHEET	C.3.0
DRAWN:	S. SULLIVAN
DESIGNED:	J. PALM
CHECKED:	M. STACY
DATE:	8/28/2020



NOT FOR CONSTRUCTION
8/28/20



SITE BENCHMARK #1
SET BENCHMARK N&D
ELEVATION = 93.67
DATUM = NAVD 88

SITE BENCHMARK #2
SET BENCHMARK N&D
ELEVATION = 93.35
DATUM = NAVD 88

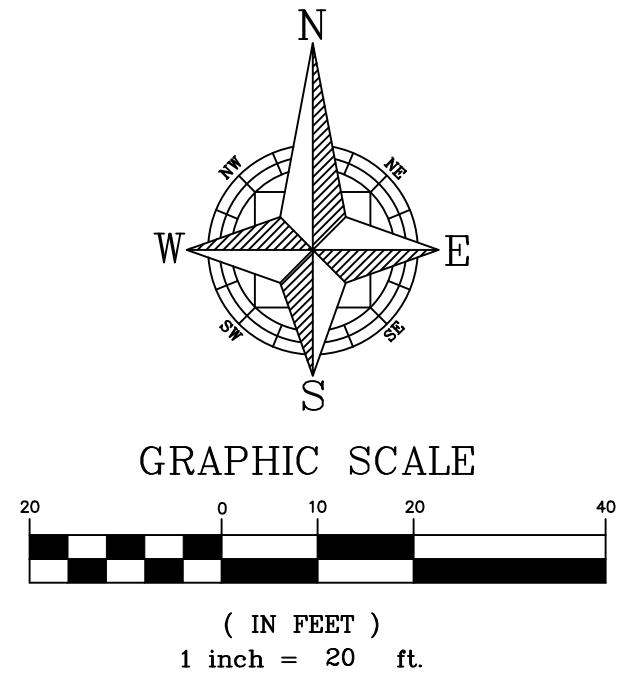
LOT 10
J.G. TYNER'S SUBDIVISION
PB F, PG 44
ORB 10464, PG 7276

POB
SOUTHWEST
CORNER

E WALLACE STREET (60' R/W)

TOP=93.03
NW INV=86.43
W INV=86.23
E INV=86.13

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD\Civil3D\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified: 8/28/2020 By: jpalin



LEGEND
 - - - - - PROPERTY BOUNDARY

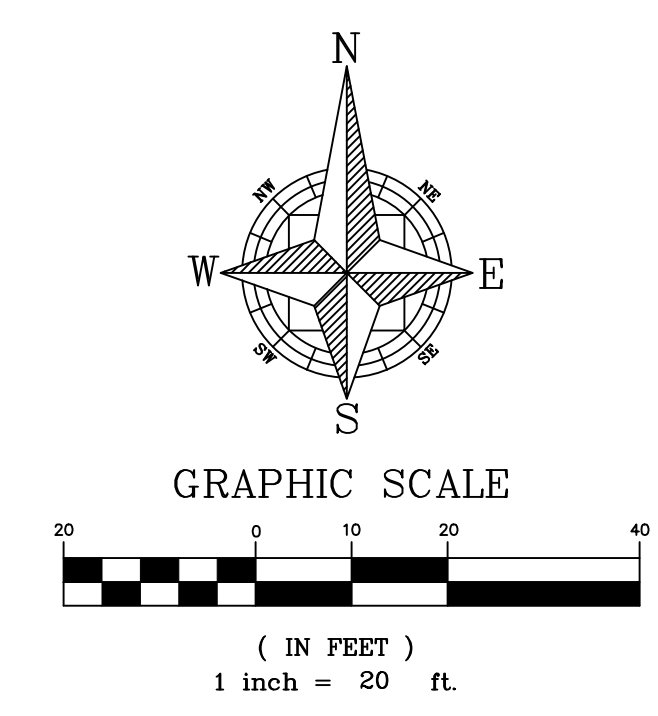
CIVIL ENGINEERING LAND PLANNING APPIAN ENGINEERING LLC. APPIANFL.COM • 407.960.5868 2221 Lee Road, Suite 27, Winter Park, Florida, 32789 <small>STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #1914</small>		AERIAL SITE PLAN PRELIMINARY SITE PLAN CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA	SCALE: 1" = 20' PROJECT: CCS-01 SHEET: C.3.1	DRAWN: S. SULLIVAN DESIGNED: J. PALM CHECKED: M. STACY DATE: 8/28/2020	DATE: _____ REV. _____ DESCRIPTION: _____
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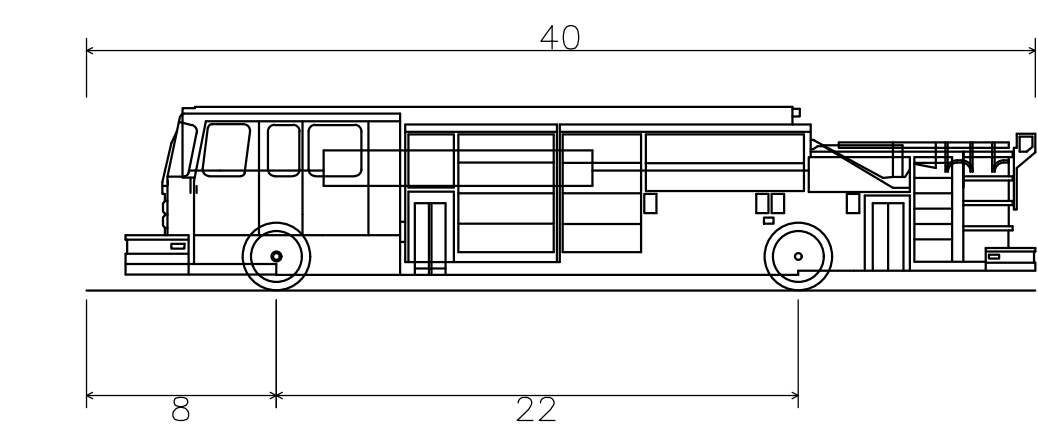
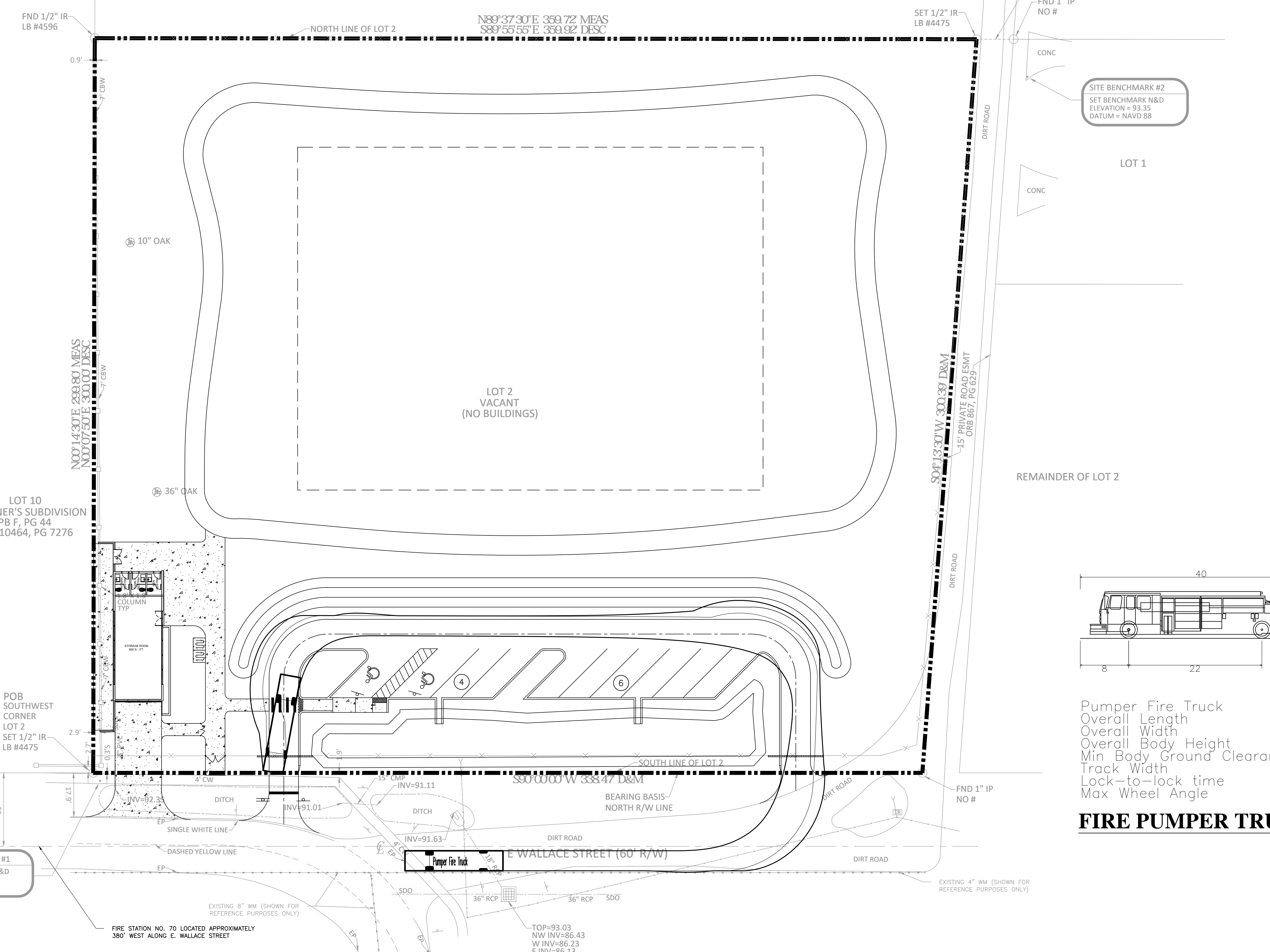
P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD Civil3D\Layouts\03 PSP\FIRE TRUCK ROUTE.dwg Modified: 8/21/2020 By: jpalin



LEGEND
- - - - - PROPERTY BOUNDARY

LOT 7
SUBDIVISION OF HARNEY HOMESTEAD
PB C, PG 53
ORB 10213, PG 0223

LOT 10
SUBDIVISION OF HARNEY HO
PB C, PG 53
ORB 9920, PG 2464

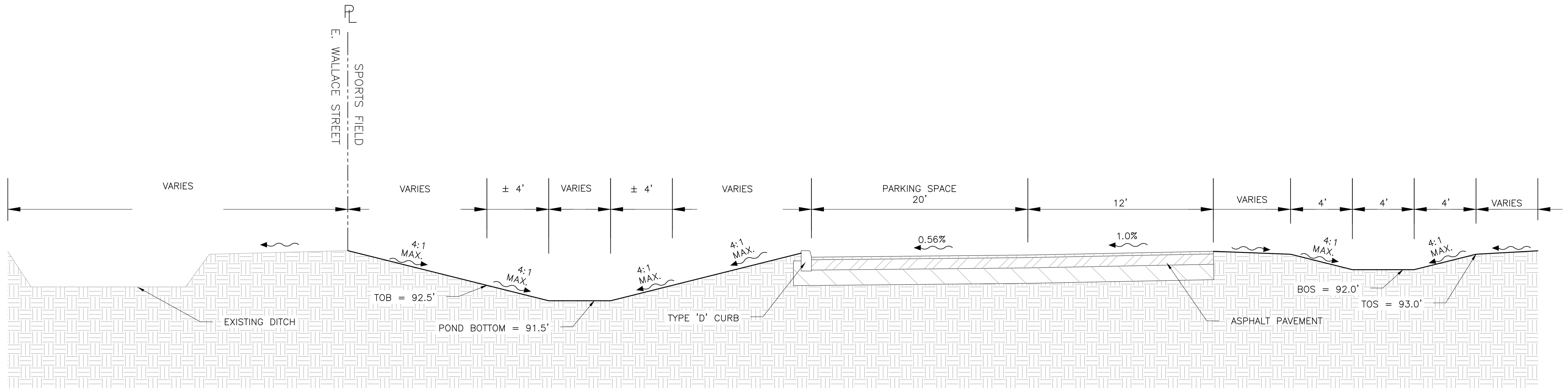


Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s.
Max Wheel Angle 45.00°

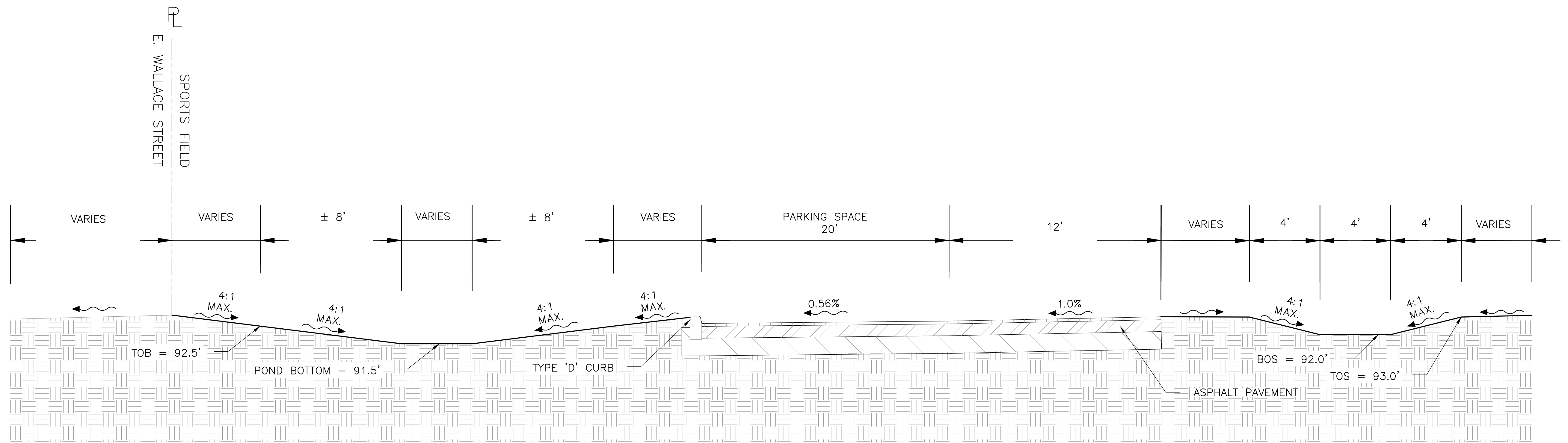
FIRE PUMPER TRUCK PROFILE

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CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2221 Lee Road, Suite 27, Warner Park, Florida, 32789	
FIRE TRUCK ROUTE PLAN		PRELIMINARY SITE PLAN		CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS		CITY OF BELLE ISLE, FLORIDA	
SCALE	1" = 20'	PROJECT	CCS-01	CHECKED	M. STACY	DATE	8/28/2020
DRAWN	S. SULLIVAN	DESIGNED	J. PALM	CHECKED	M. STACY	DATE	8/28/2020
APPIAN ENGINEERING		NOT FOR CONSTRUCTION		8/28/20		29	



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD\Civil3D\layouts\03_PSP\GEOMETRY PLAN.dwg Modified: 8/28/2020 By: jpalin

CIVIL ENGINEERING & LAND PLANNING	DATE
APPIAN ENGINEERING LLC.	REV.
APPIANFL.COM • 407.960.5868	DATE
2221 Lee Road, Suite 27, Winter Park, Florida, 32789	DESCRIPTION

CROSS-SECTIONS
PRELIMINARY SITE PLAN
CITY OF BELLE ISLE
WALLACE PARK IMPROVEMENTS
CITY OF BELLE ISLE, FLORIDA

SCALE	PROJECT	CHECKED	DATE
N.T.S.	CCS-01	M. STACY	8/28/2020
SHEET	C.3.3		



NOT FOR CONSTRUCTION
8/28/20

P:\PROJECT DRAWINGS\CCS-01 Cornerstone Charter School\Drawings\CAD Civil3D\Layouts\03 PSP\UTILITY PLAN.dwg Modified: 6/22/2020 By: saullivon

LOT 7
SUBDIVISION OF HARNEY HOMESTEAD
PB C, PG 53
ORB 10213, PG 0223

N89°37'30"E 359.72 MEAS
S89°55'55"E 359.92 DESC

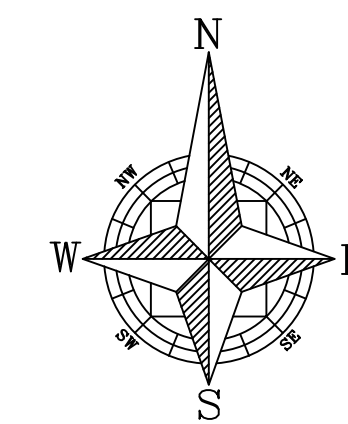
FND 1/2" IR
LB #4596

NORTH LINE OF LOT 2

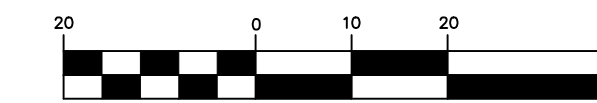
SET 1/2" IR
LB #4475

15.00
15.11

FND 1" NO #



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- FM PROPOSED FORCE MAIN
- WM PROPOSED WATER MAIN
- RU PROPOSED RE-USE MAIN
- SANITARY PIPE
- ⊕ GATE VALVE
- ⊕ FIRE HYDRANT
- ⊕ TEE
- ⊕ 2" BLOWOFF VALVE
- ⊕ SINGLE SERVICE
- ⊕ DOUBLE SERVICE
- ⊕ REDUCER
- SINGLE SANITARY SEWER LATERAL
- DOUBLE SANITARY SEWER LATERAL
- SANITARY MANHOLE

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS
5. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
6. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
7. ALL WATERMANS SHALL BE C-900, CLASS 150, DR-18 PVC PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
8. ALL FORCE MAINS SHALL BE AWWA C-900, CLASS 150, DR-25 PIPE PER ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
9. ALL UTILITY IMPROVEMENTS SHALL BE PUBLICLY OWNED AND MAINTAINED
10. A BLANKET UTILITY EASEMENT OVER ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE DEDICATED TO ORANGE COUNTY WITH THE PLAT OF THIS PROPERTY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING FORCE MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
12. ALL METERS ARE TO BE IN THE GREEN AREA BETWEEN THE DRIVEWAYS. NO METER BOXES ARE ALLOWED IN DRIVEWAYS OR SIDEWALKS.
13. CONTRACTOR TO PERMANENTLY MARK CURBS WHERE WATER AND SEWER SERVICE LINES AND VALVES EXIST.
14. CONTRACTOR IS REQUIRED TO PROVIDE FIRE DEPARTMENT ACCESS AND WATER PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
15. EXISTING UTILITIES SHOWN FOR REFERENCE PURPOSES BASED ON ORANGE COUNTY UTILITIES GIS INFORMATION. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER AND CITY INSPECTOR IF LOCATIONS SHOWN ARE NOT CORRECT.

LOT 2
VACANT
(NO BUILDINGS)

REMAINDE

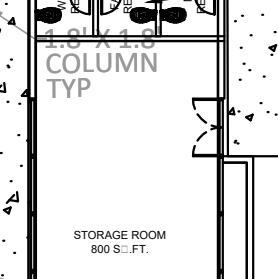
N00°14'30"E 239.80 MEAS
N00°07'50"E 300.00 DESC

10" OAK

36" OAK

LOT 10
J.G. TYNER'S SUBDIVISION
PB F, PG 44
ORB 10464, PG 7276

SEPTIC FOR BUILDING
BY OTHERS



POB
SOUTHWEST
CORNER
LOT 2
SET 1/2" IR
LB #4475

BENCHMARK #1
BENCHMARK N&D
ELEVATION = 93.67
DATUM = NAVD 88

DOMESTIC POTABLE WATER SERVICE
TO BE COORDINATED WITH OUC

EXISTING 8" WM (SHOWN FOR
REFERENCE PURPOSES ONLY)

TOP=93.03
NW INV=86.43
W INV=86.23
E INV=86.13

FND 1" IP
NO #

EXISTING 4" WM (SHOWN FOR
REFERENCE PURPOSES ONLY)

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
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30		

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APPIAN ENGINEERING LLC.
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STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING

UTILITY PLAN
PRELIMINARY SITE PLAN
CITY OF BELLE ISLE
WALLACE PARK IMPROVEMENTS
CITY OF BELLE ISLE, FLORIDA

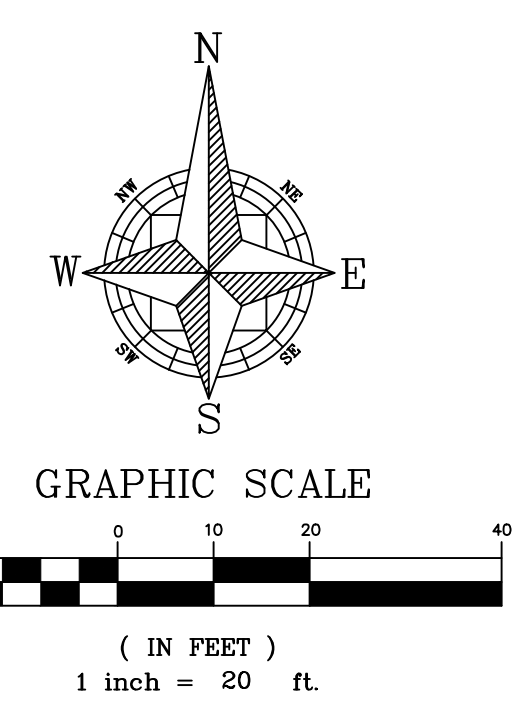
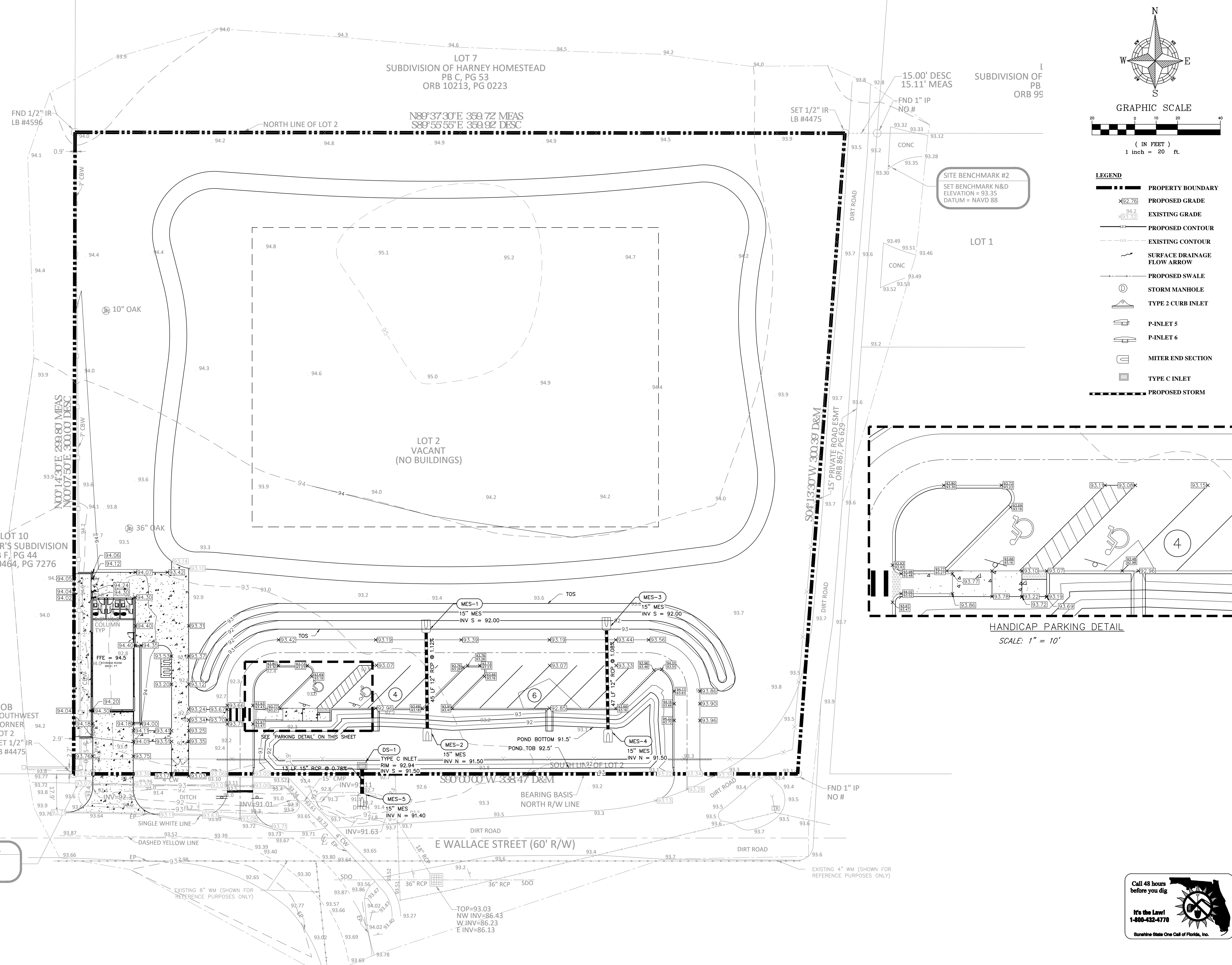
SCALE	1" = 20'
DRAWN:	S. SULLIVAN
DESIGNED:	J. PALM
CHECKED:	M. STACY
DATE:	8/28/2020
PROJECT	CCS-01
SHEET	C4.0



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8/28/20

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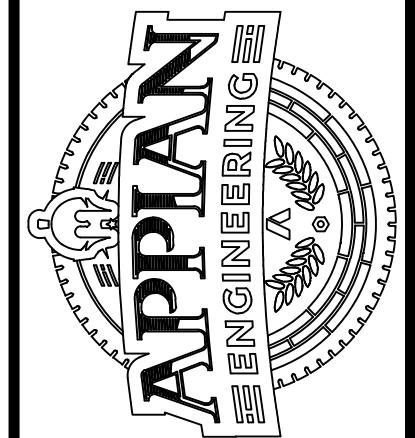
- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - SURFACE DRAINAGE FLOW ARROW
 - PROPOSED SWALE
 - STORM MANHOLE
 - TYPE 2 CURB INLET
 - P-INLET 5
 - P-INLET 6
 - MITER END SECTION
 - TYPE C INLET
 - PROPOSED STORM

SITE BENCHMARK #2
SET BENCHMARK N&D
ELEVATION = 93.35
DATUM = NAVD 88

SITE BENCHMARK #1
SET BENCHMARK N&D
ELEVATION = 93.67
DATUM = NAVD 88

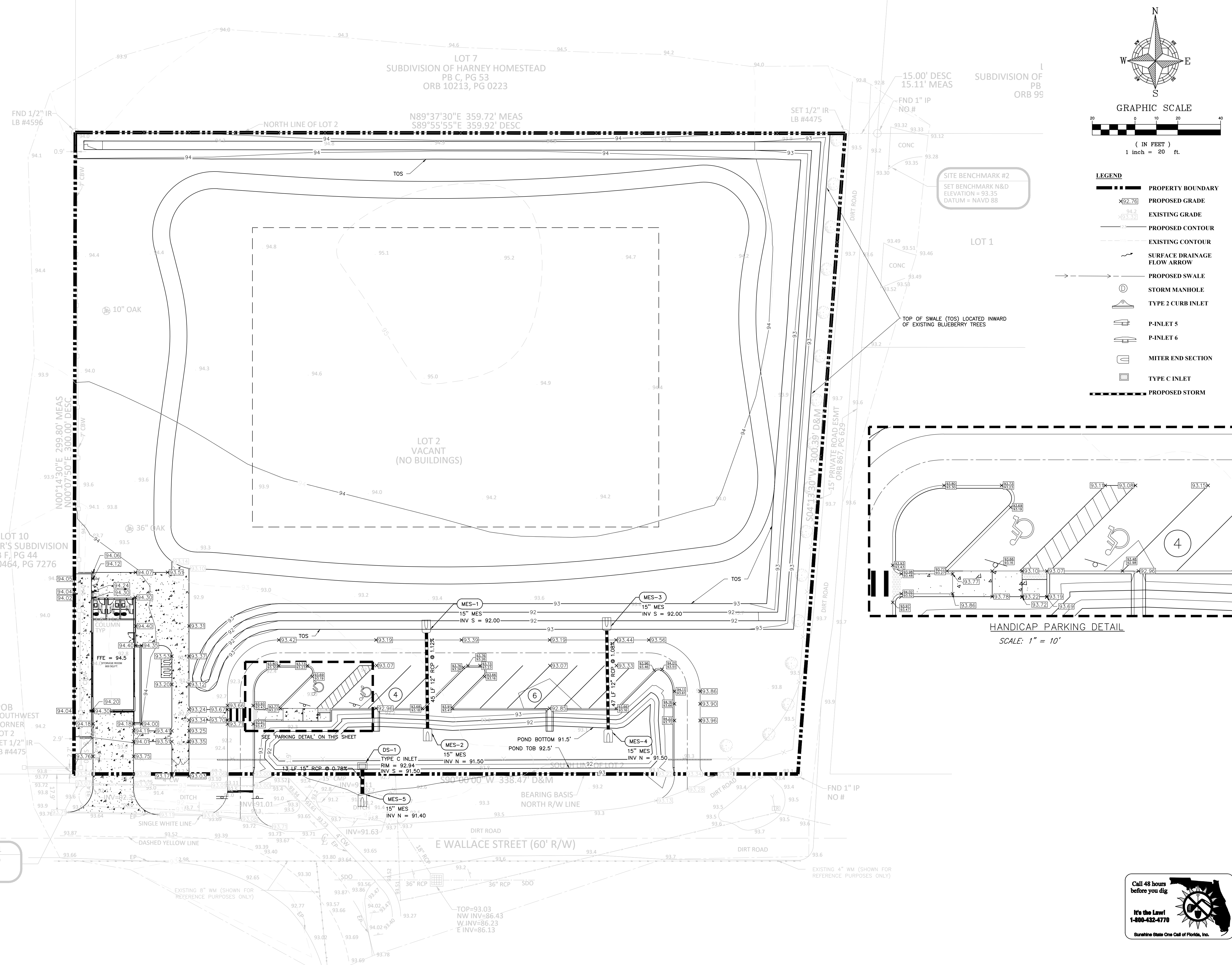
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It's the Law!
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CIVIL ENGINEERING & LAND PLANNING APIAN ENGINEERING LLC. APPIANFL.COM • 407.960.5868 2231 Lee Road, Suite 27, Warner Park, Florida, 32789 STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING	DATE	
	REV.	
PAVING, GRADING & DRAINAGE PLAN PRELIMINARY SITE PLAN CITY OF BELLE ISLE WALLACE PARK IMPROVEMENTS CITY OF BELLE ISLE, FLORIDA	SCALE	1" = 20'
	DRAWN BY	S. SULLIVAN
PROJECT	DESIGNED BY	J. PALM
	CHECKED BY	M. STACY
SHEET	DATE	8/28/2020
	PROJECT	CCS-01
SHEET	PROJECT	CCS-01
	SHEET	C5.0
NOT FOR CONSTRUCTION	DATE	8/28/20
	DATE	8/28/20



NOT FOR CONSTRUCTION

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CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		DATE
APPIAN ENGINEERING LLC.		APPIANENGINEERING.COM - 407.960.5868		REV.
2231 Lee Road, Suite 27, Warner Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL STATUS		DATE
PAVING, GRADING & DRAINAGE PLAN		PRELIMINARY SITE PLAN		DATE
CITY OF BELLE ISLE		WALLACE PARK IMPROVEMENTS		DATE
CITY OF BELLE ISLE, FLORIDA		M. STACY		DATE
SCALE	1" = 20'	PROJECT	CCS-01	SHEET
DRAWN	S. SULLIVAN	DESIGNED	J. PALM	CHECKED
DATE	10/19/2020	C5.0		

APPIAN ENGINEERING

Call 48 hours before you dig

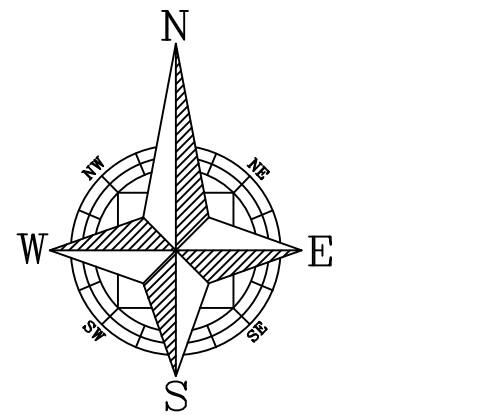
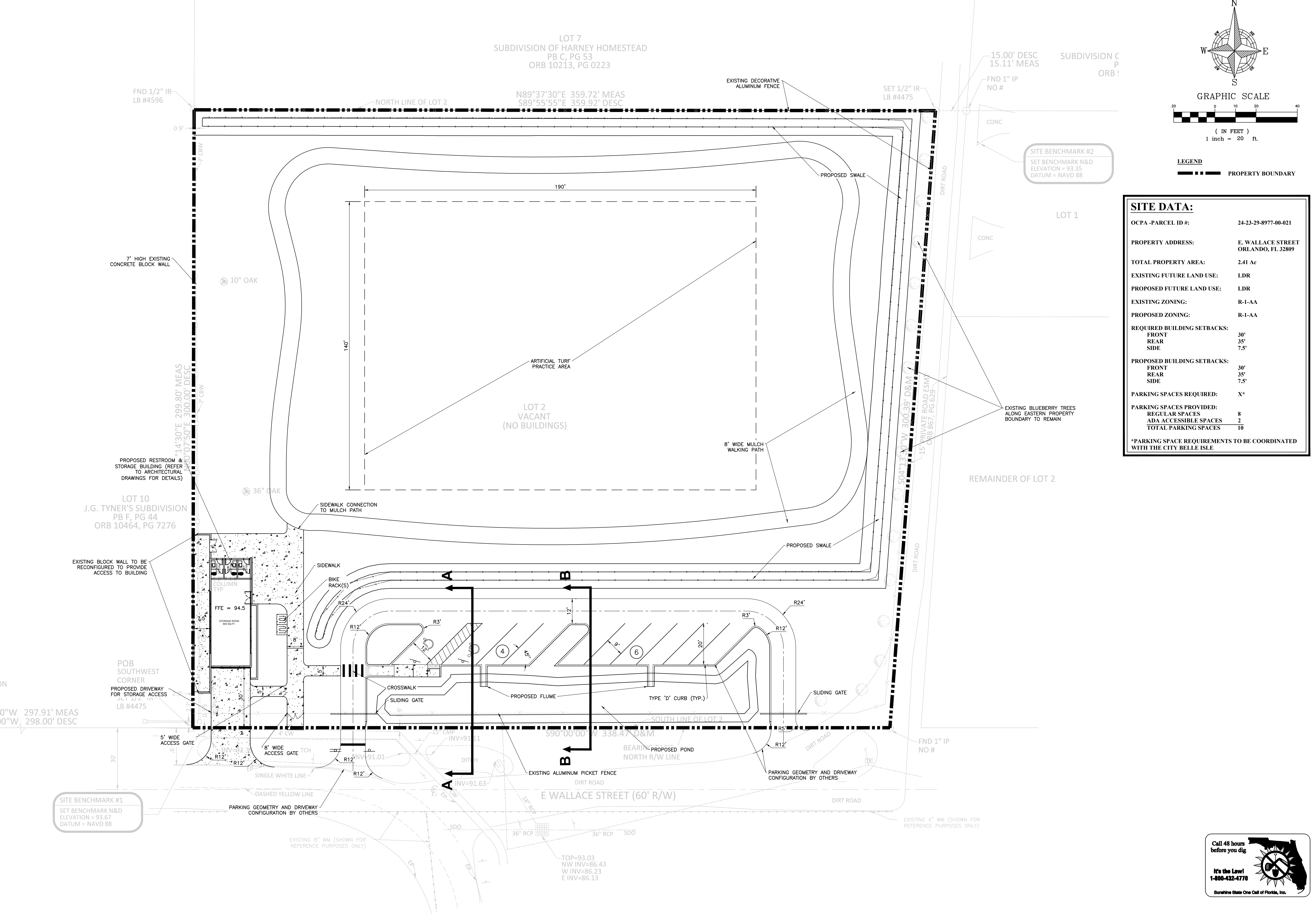
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NOT FOR CONSTRUCTION

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

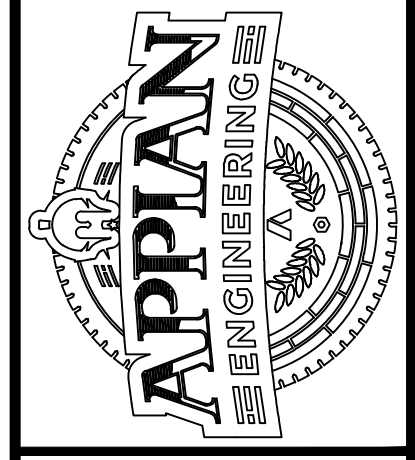
LEGEND
■■■■■ PROPERTY BOUNDARY

SITE DATA:	
OCPA - PARCEL ID #:	24-23-29-8977-00-021
PROPERTY ADDRESS:	E WALLACE STREET ORLANDO, FL 32809
TOTAL PROPERTY AREA:	2.41 Ac
EXISTING FUTURE LAND USE:	LDR
PROPOSED FUTURE LAND USE:	LDR
EXISTING ZONING:	R-1-AA
PROPOSED ZONING:	R-1-AA
REQUIRED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PROPOSED BUILDING SETBACKS:	
FRONT	30'
REAR	35'
SIDE	7.5'
PARKING SPACES REQUIRED:	X*
PARKING SPACES PROVIDED:	
REGULAR SPACES	8
ADA ACCESSIBLE SPACES	2
TOTAL PARKING SPACES	10
*PARKING SPACE REQUIREMENTS TO BE COORDINATED WITH THE CITY BELLE ISLE	

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APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Las Rozas, Suite 27, Winter Park, Florida 32789

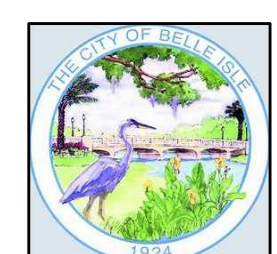
GEOMETRY PLAN
PRELIMINARY SITE PLAN
CITY OF BELLE ISLE
WALLACE PARK IMPROVEMENTS
CITY OF BELLE ISLE, FLORIDA

DRAWN: S. SULLIVAN
DESIGNED: J. PALM
CHECKED: M. STACY
DATE: 10/19/2020
SCALE: 1" = 20'
PROJECT: CCS-01
SHEET: C3.0



NOT FOR CONSTRUCTION
10/19/20





1600 NELA AVENUE BELLE ISLE, FL 32809

CIVICA PROJECT No: 200108

ISSUED FOR: SITE PLAN APPROVAL

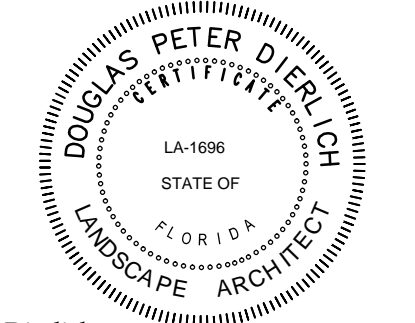
Table with 4 columns: No., DATE, REVISION, BY. Multiple empty rows for tracking changes.

DRAWN BY: DPD APPROVED BY: RL

DATE: 2020-08 SCALE: As Shown

KEYPLAN

SEAL/SIGNATURE



Douglas Dierlich LA0001696

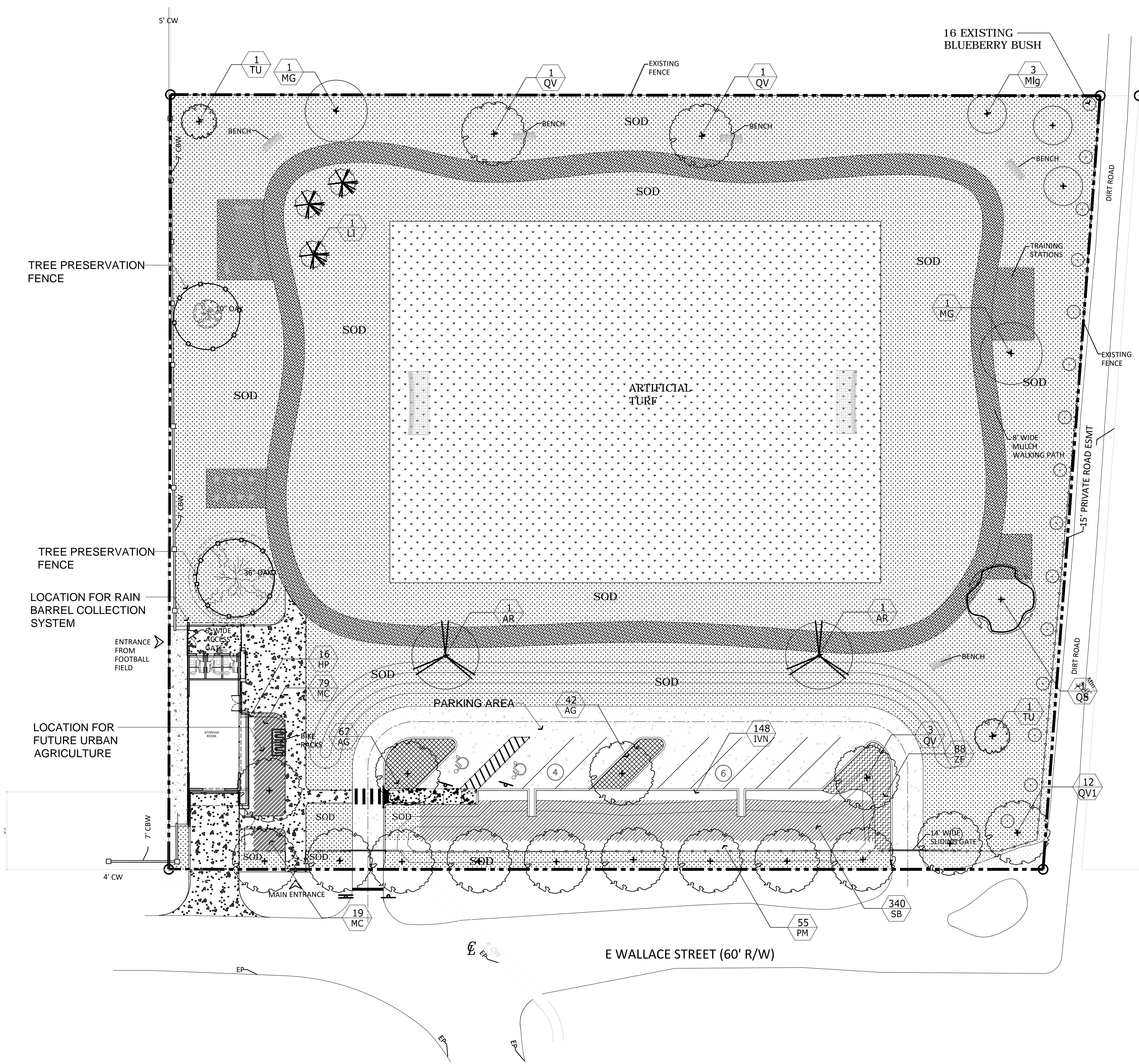
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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1



LANDSCAPE ALONG RIGHT-OF-WAY

LENGTH ALONG ROW 338.5 LIN. FT. TREES REQUIRED: 1 TREE PER 30 LIN. FT. 338.5/30 = 11.2 12 TREES REQUIRED 12 TREES PROVIDED

INTERNAL LANDSCAPING REQUIREMENTS:

TOTAL AREA OF SITE = 104,686 SQ.FT. = 2.4 ACRES TOTAL IMPERVIOUS AREA = 5,635 SQ.FT. INTERIOR LANDSCAPE AREA REQUIRED = TOTAL IMPERVIOUS AREA x 2.5% = 5,635 SQ.FT. X .025 = 141 SQ.FT. REQUIRED 368 SQ.FT. INTERIOR LANDSCAPE AREA PROVIDED = 368 SQ.FT. TREES REQUIRED = 1 TREE / 100 S.F. = 1.4 TREES = 2 TREES REQUIRED TREES PROVIDED = 3 TREES PROVIDED

TREE PLANTING SCHEDULE

Table with 6 columns: SYMBOL, QTY., BOTANICAL/COMMON NAME, HEIGHT, SPREAD, ROOT, REMARKS. Lists various tree species and quantities.

SHRUB PLANTING SCHEDULE

Table with 6 columns: SYMBOL, QTY., BOTANICAL/COMMON NAME, HEIGHT, SPREAD, ROOT, REMARKS. Lists various shrub species and quantities.

SOD-MULCH:

Table with 4 columns: SOD, ARTIFICIAL TURF, QTY., REMARKS. Lists quantities for sod and turf.

