



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle
Held the 4th Tuesday of Every Month
Tuesday, January 28, 2025 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – OPEN | District 2 member – OPEN | District 5 member – Rainey Conduff

| 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 at the City Clerk's office or the city's website at www.belleislefl.gov. Any person desiring to appeal against 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 Hobbs, District 7
3. **Approval of Minutes**
 - a. Approval of the P&Z Board Meeting Minutes - December 11, 2024
4. **Public Hearings**
 - a. P&Z Case Number 2024-12-001: PURSUANT TO SECTION 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.
 - b. P&Z Case Number 2024-12-012: PURSUANT TO SECTION 50-102 (A) (4) (G), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.
 - c. P&Z Case Number 2024-12-024: PURSUANT TO SECTION 50-73 (A), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING, INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.
5. **Other Business**
 - a. Protocol and Disclosure
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

Wednesday, December 11, 2024 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on December 11, 2024, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

<u>Present was:</u>	<u>Absent was:</u>
Board member Thompson	District 1 - OPEN
Board member Squires	District 2 - OPEN
Board member Hobbs	Board Member Holihan
Board member Conduff	

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner Raquel Lozano, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Vice Chairman Squires opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

2. Invocation and Pledge to Flag – Board Member Hobbs

Board member Hobbs gave the invocation and led the pledge to the flag.

3. Approval of Minutes

**Board member Thompson moved to approve the minutes as presented.
Board member Conduff seconded the motion, which passed unanimously.**

City Manager Rudometkin asked for consideration in rearranging the agenda items and moving agenda item 5a before public hearings. City Manager Rudometkin read the proposed Ordinance by title and stated that the staff is looking for a recommendation to the Council for approval.

Ordinance Recommendation to Council - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING A COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY FACILITIES WORK PLAN, PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Manager Rudometkin read the Ordinance by title. Alexis Crespo, City’s Consultant with RVi Planning & Landscape Architecture, said as part of the state review process and in coordination with St. John’s River Management District, the 2025-2034 Water Supply Plan is a required amendment to the Comprehensive Plan to bring the City’s submittal into compliance. The Water Plan is straightforward in terms of its contents, as the City does not provide potable water to its residents and relies on Orange County and Orlando Utilities to provide this service. Ms. Crespo briefly introduced Task 8 to the required standards, map, service standards, and framework for the submittal. Staff requests a recommendation by the P&Z Board for Council approval to transmit the 2025-2034 Water Supply Plan.

**After a brief discussion and clarification of the report, Board member Thompson recommended approving the City of Belle Isle Infrastructure Element Water Supply Facilities Work Plan 2025-2034 as presented to the State.
Board member Squires seconded the motion, which passed unanimously 4:0.**

4. Public Hearings

- a. P&Z Case Number 2024-09-008: Continuance-PURSUANT TO SECTION 50-102 (B) (5), 50-102 (B) (16), 30-133 (D) (3), 30133 (E) (3), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A FENCE EIGHT FEET IN HEIGHT ALONG THE NORTHERNLY SIDE YARD LOT LINE WITHOUT THE WRITTEN CONSENT OF ALL THE PROPERTY OWNERS WITHIN 50 FEET OF THE PROPOSED FENCE INSTALLATION, AND A REQUESTED VARIANCE TO ALLOW A FRONT YARD DRIVEWAY WITHIN THREE FEET OF THE NORTHERNLY SIDE LOT LINE AND ALLOW THE FRONT EDGE OF THE PREPARED SURFACE LESS THAN FIVE FEET FROM THE PAVED SIDEWALK CONTRARY TO THE CITY CRITERIA FOR PARKING ON A PREPARED SURFACE IN A RESIDENTIAL AREA, SUBMITTED BY APPLICANT CLAUDIA MUSTAFA, LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020.

City Manager Rudometkin read Public Hearing 2024-09-008 by title.

Vice Chairman Squires opened for the Staff Report.

City Planner Raquel Lozano summarized the continuance of the October 22, 2024, Public Hearing. She stated that the Board approved a continuance to allow the applicant to provide any letters of consent from the abutting property owners within 50 feet of the proposed fence site, written letter(s) of consent from the local utility companies allowing the applicant to build on the existing five-foot utility easement, and a written acknowledgment from the property owners regarding the use of the utility easement for their consideration.

Ms. Lozano said she had not received the required documents to date. The homeowner is not present today; however, the contractor is present to provide the documentation and speak on her behalf.

The applicant requests to encroach within three feet of the side lot line in the front yard, extend the driveway in the side yard with no setbacks to the side lot line, and create the front edge of the prepared surface within five of the front property line. The site plan notes that the property maintains a five-foot utility easement along the side and rear lot lines, typical for residential properties.

Staff recommends that the Board deny the requested variance to expand the driveway within three feet of the side lot line in the front yard and not allow the front edge of the surface to be less than five feet from the front property line. Utility easements are dedicated to other entities in perpetuity unless the easement is abandoned or consent is granted to utilize the area. Should the Board approve the requested variance for the driveway, staff recommends that a condition of approval be placed on the request to ensure that the applicant receives written consent from the utility company to allow pavers within the five-foot utility easement.

As for the request of the 8 ft fence on the northernly side yard, per Sections 42-64 and 50-102(B)(16), staff recommends that the Board approve the requested variance to construct a fence eight feet in height as the proposal is the minimal possible variance from the City Code and demonstrates existing conditions for privacy needs.

Board member Thompson asked if the documents are required before submitting a recommendation for approval. Ms. Lozano said the documents could have been a condition of approval; however, for the fence, the applicant will need the consent of all surrounding neighbors 50 feet from the property. There was hearsay that the applicant could receive some of the consents. The documents should be produced those documents for approval.

Vice Chair Squires called for the applicant to present.

The Contractor, Mr. Herbert Bettencourt, representing Claudia Mustafa, provided two of the three documents from the surrounding neighbors. He stated that the west side neighbor would consent if they placed their eight-foot fence behind them. The neighbor to the north has been challenging, and they have

not been able to speak with them. He presented a letter from Duke Energy vacating the five-foot utility easement to allow them to add the pavers behind the fence. The City Clerk stated that the City had received a letter from a neighbor behind the applicant’s home, Candance Brooks, in objection to the request to change or add to the rear adjoining fence line and had no objection to the northern side of the property.

Mr. Bettencourt stated that the fence is because they have a clear, straight view into the home to the back of their property and would like some privacy.

City Planner Lozano said the legal ad advertised installing an 8-foot fence on the northern side of the property only. Ms. Lozano said if the opposing neighbor has changed their mind, the City will need it in writing. In response to the driveway, they want to extend it completely into the side yard to connect to the utility easement with a three-foot encroachment from the 5-foot utility easement requirement. Ms. Lozano read Sections 30-133(D)(3) and 30-133(E)(3) Prepared Parking Spaces Criteria for the record.

Board member Thompson clarified the following.

The applicant has provided the neighboring consent letters for the 8-foot northern fence. Ms. Lozano said she would need to review the letters submitted. The neighbor to the north has not submitted a letter of consent, but the homeowner to the south has. The two owners to the west—one is opposed, and the other has given consent. Board member Thompson said the question before the board is whether or not letters of consent should be required for all surrounding neighbors. He suggested postponing approval of the fence until staff can review the submitted documents.

After discussion, Board Member Conduff moved, PURSUANT TO BELLE ISLE CODE 42-64 AND 50-102 (B) (5), 50-102 (B) (16), 30-133 (D) (3), 30-133 (E) (3) TO APPROVE A FENCE EIGHT FEET IN HEIGHT ALONG THE NORTHERNLY SIDE YARD LOT LINE WITHOUT THE WRITTEN CONSENT OF ALL THE PROPERTY OWNERS WITHIN 50 FEET OF THE PROPOSED FENCE INSTALLATION, AND A REQUESTED VARIANCE TO ALLOW A FRONT YARD DRIVEWAY WITHIN THREE FEET OF THE NORTHERNLY SIDE LOT LINE AND ALLOW THE FRONT EDGE OF THE PREPARED SURFACE LESS THAN FIVE FEET FROM THE PAVED SIDEWALK CONTRARY TO THE CITY CRITERIA FOR PARKING ON A PREPARED SURFACE IN A RESIDENTIAL AREA, SUBMITTED BY APPLICANT CLAUDIA MUSTAFA, LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020.

Board Member Hobbs seconded the motion, which passed unanimously 4:0.

Ms. Lozano stated that staff will communicate the findings of the submitted documents. The Public has 15 days to appeal the Board's decision, and the applicant cannot start building before that time.

- b. P&Z Case Number 2024-10-015: PURSUANT TO SECTION 50-102 (A) (4) (C) AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AN ACCESSORY BUILDING WITHIN SIX FEET OF AN EXISTING SCREEN ENCLOSURE ON THE SAME LOT, CONTRARY TO THE CITY’S LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT TRACEY BRYSON, C/O RVD GENERAL CONTRACTORS, LOCATED AT 3945 ISLE VISTA DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-0668-00-950.

City Manager Rudometkin read Public Hearing 2024-10-015 by title.

Raquel Lozano, City Planner, presented Case Number 2024-10-015. Ms. Lozano said this applicant is seeking a building permit to construct a roofed pergola underneath an existing screen enclosure. Under section 50-102 (A) (4) (C), accessory buildings must be located at least six feet from all other accessory buildings, nonpermanent carports, garages, or screen enclosures on the same lot.

The staff finds that the lot’s configuration does not create special conditions or circumstances to allow the requested variance (1) The rear yard provides ample space for a pergola six feet from the existing screen enclosure. (2) The request to build an accessory structure is self-created, as the applicant seeks to construct the proposed structure for shade. A personal hardship is not grounds for a variance. (3) The requested variance seeks the maximum possible deviation from the land development code as the applicant seeks to construct an accessory building with no setback from the existing screen enclosure, and (4) The variance requests to allow a roofed pergola underneath the existing screen enclosure do not meet the purpose and intent of the land development code.

Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board deny the requested variance to allow an accessory building within the designated six-foot setback from the screen enclosure. Should the Board approve the requested variance, staff recommends that the applicant obtain approval from their local homeowner’s association’s architectural review board before issuing a building permit.

The applicant, Eric Meyers, residing at 3444 Parkway Centre Court Orlando, FL, said the main reason for the location is the access in and out of the house, which is attached to the house. The back of the pergola is a partially permanent screened wall. He provided photos of the porch area and has included a document of approval from the HOA to the City Planner for the file.

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

After further discussion, Vice Chairman Squires moved PURSUANT TO BELLE ISLE CODE 50-102 (A) (4) (C) AND 42-64 TO APPROVE AN ACCESSORY BUILDING WITHIN SIX FEET OF AN EXISTING SCREEN ENCLOSURE ON THE SAME LOT, CONTRARY TO THE CITY’S LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT TRACEY BRYSON, C/O RVD GENERAL CONTRACTORS, LOCATED AT 3945 ISLE VISTA DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-300668-00-950. Board member Conduff seconded the motion, which passed unanimously 4:0.

Ms. Lozano stated that the Public has 15 days to appeal the Board's decision. If no appeal is received, the permit issued will be in full effect.

- c. P&Z Case Number 2024-11-009: PURSUANT TO SECTIONS 48-32 (A) (3), AND 48-33, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A BOAT DOCK DESIGN TO EXCEED THE ALLOWABLE MAXIMUM TERMINAL PLATFORM SIZE BY AN ADDITIONAL 43.5 SQUARE FEET, SUBMITTED BY APPLICANT GEORGE AND DEBRA KENNEDY FAMILY TRUST, C/O ALEX DINGER WITH SUMMERTIME DECK AND DOCK, LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #18-23-30-4388-03-970.

City Manager Rudometkin read Public Hearing 2024-11-009 by title.

Raquel Lozano, City Planner, presented the evaluation based on the dock variance criteria for the application. Staff finds, (1) Per Sec. 48-33 (b) (5), this criterion is not applicable to consideration of a dock variance; (2) the request for a variance is a self-created situation. The application seeks to exceed the allowable terminal platform size, contingent upon the property’s linear shoreline frontage by 43.5 square feet. The request is based on a personal preference to accommodate two boat slips instead of one as it currently exists; (3) the requested variance does not satisfy the minimum possible variance to make reasonable use of the structure, as the proposed terminal platform expansion seeks to accommodate an additional watercraft vehicle; and (4) the requested variance is not in harmony with the general purpose and intent of the land development code and seeks to accommodate an extra watercraft vehicle within a cove area. The proposed dock design is not consistent with the other neighboring dock configurations. Based on these review criteria, the staff recommends denial of the requested variance application.

Vice Chairman opened for the applicant's testimony.

Daniel Kennedy, who resides at 2801 Hoffner Road, Orlando, FL, said the dock is in bad shape. He is not looking for an additional deck or platform but to accommodate the two vessels out to the dock, which will be centered on the property. He noted that he tried to contact both surrounding neighbors. Both homes are on the market and not lived in at the moment.

Board member Conduff said the proposed variance was to create one walkway (19 feet) to accommodate both boats. The pie-shaped lot creates a unique situation.

Vice Chairman called for public comment.

Alex Dinger, the homeowner's contractor, said that one of the existing slips has a minimal environmental effect on the lake bottom. He will primarily use the slips to store his boats instead of having them on his property.

Richard Warren, residing at 5106 Leeward Way, Edgewood, FL, said his profession is permitting and design. He asks what code allows variances to be approved. In this particular case, an FDEP report is required and obtained. Ms. Lozano read Section 38-32(A)(3) allowable terminal platform for the record.

Tina Demosney, a Conway Chain of Lakes resident, said a conflicted site plan shows a roof overhang that has been included in the terminal platform calculations. Mr. Dinger said a self-certification has been provided, and there is no roof overhang, which has been discussed with staff. Ms. Lozano, the City Planner, confirmed that there was no roof overhang, which will be clarified and corrected in the building plans for official permitting. Discussion ensued on the property site plan and square footage with the proposed minimal footprint.

There being no further discussion, Board Member Thompson moved PURSUANT TO BELLE ISLE CODE 48-32 (A) (3), AND 48-33, TO APPROVE A BOAT DOCK DESIGN TO EXCEED THE ALLOWABLE MAXIMUM TERMINAL PLATFORM SIZE BY AN ADDITIONAL 43.5 SQUARE FEET, SUBMITTED BY APPLICANT GEORGE AND DEBRA KENNEDY FAMILY TRUST, C/O ALEX DINGER WITH SUMMERTIME DECK AND DOCK, LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #18-23-30-4388-03-970 with the condition that the building plans be provided with correction with the drafting area that there will be no roof overhang to the existing structure.

Board member Conduff seconded the motion for discussion.

5. Other Business

- a. Ordinance Recommendation to Council - The Ordinance recommendation to the Council was moved to the front of the agenda.
- b. Discussion and Review of the Overlay District (i.e., McCoy Road)
City Planner Lozano gave a brief overview of the city staff's recommendations that the Board define the purpose of the district, identify the properties that the district will contain, and develop rules that will apply to the district. The board consensus is to schedule a discussion of an overlay district for the January 2025 session.
- c. Discussion of Boat Dock Ordinance
City Planner Lozano gave a brief overview of the City's current boat dock zoning requirements, the applicable design standards from the Florida Department of Environmental Protection (FDEP), and a comparison of other local municipalities' zoning regulations for boat dock construction. City staff recommends code changes regarding the application requirements and permitting procedures for reviewing and approving boat dock

building permits to address recent citizen concerns, FDEP suggestions and rules, allowing public notice before issuing permit approval, and practices for council involvement on boat dock permit submittals.

a.

Richard Warren, Edgewood City Council President, said the focus in revising the ordinances for both the City of Edgewood and Orange County was on streamlining the process where possible. He recommended that staff and the Board consider adopting a new code that closely mirrors the codes of Orange County and the City of Edgewood and that it would benefit surrounding cities on Lake Conway within a similar code criterion. Mr. Warren handed out a brief summary of specific code recommendations.

Tina Demosney volunteered her professional service to review any future code changes.

6. Adjournment

There being no further discussion, Vice Chairman Squires moved to adjourn, unanimously approved at 8:20 pm.

MEMORANDUM

TO: Planning and Zoning Board
DATE: January 28, 2025
RE: Variance Application – 1606 Idaho Avenue

P&Z Case Number 2024-12-001:

PURSUANT TO SECTIONS 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

Background:

- 1. On December 2, 2024 the applicant submitted a Variance application and the required paperwork.
2. On January 16, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on January 18, 2025.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined 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 50-102 (A) (4) (A), 54-3 (E), AND 42-64, TO APPROVE AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE 50-102 (A) (4) (A), 54-3 (E), AND 42-64, HAVING NOT BEEN MET, TO DENY [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] AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

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.



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

January 15, 2025

Variance Request: 1606 Idaho Avenue

Application Request: P&Z Case Number 2024-12-001: PURSUANT TO SECTION 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

Existing Zoning/Use: R-1-A / Single-Family Home

Background

The applicant submitted an after-the-fact building permit to allow and maintain an enlarged, nonconforming shed in the backyard. The applicant purchased the property two years ago, with the shed located initially three feet from the rear lot line and approximately three feet and eight inches from the nearest side lot line. The applicant provides that they expanded the shed size in length only, maintaining the shed’s original side and rear setbacks. The applicant submitted a property survey in their variance application showing the existing shed dimensions and setbacks dated September 19th, 2024.

After further research, city staff found that the surveying company, First Choice Surveying Inc., made a technical error in depicting the shed setbacks. See attached a copy of a property survey from 2023, when the applicant purchased the property, and a revised copy from 2025. City staff attached copies of the property survey to detail the original and existing shed setbacks.

Under section 50-102 (A) (4) (A), accessory buildings must be at least five feet from the lot line. Additionally, pursuant to section 54-3 (E) for nonconforming uses, the city land development code states that buildings or structures which are nonconforming cannot be extended or enlarged.

See Exhibits A and B below:

Exhibit A – Property Survey (Pages 1 &2) – Dated 04.10.2023

Exhibit B – Property Survey (Pages 1 &2) – Dated 01.15.2025

EXHIBIT A (PAGE 1 OF 2)

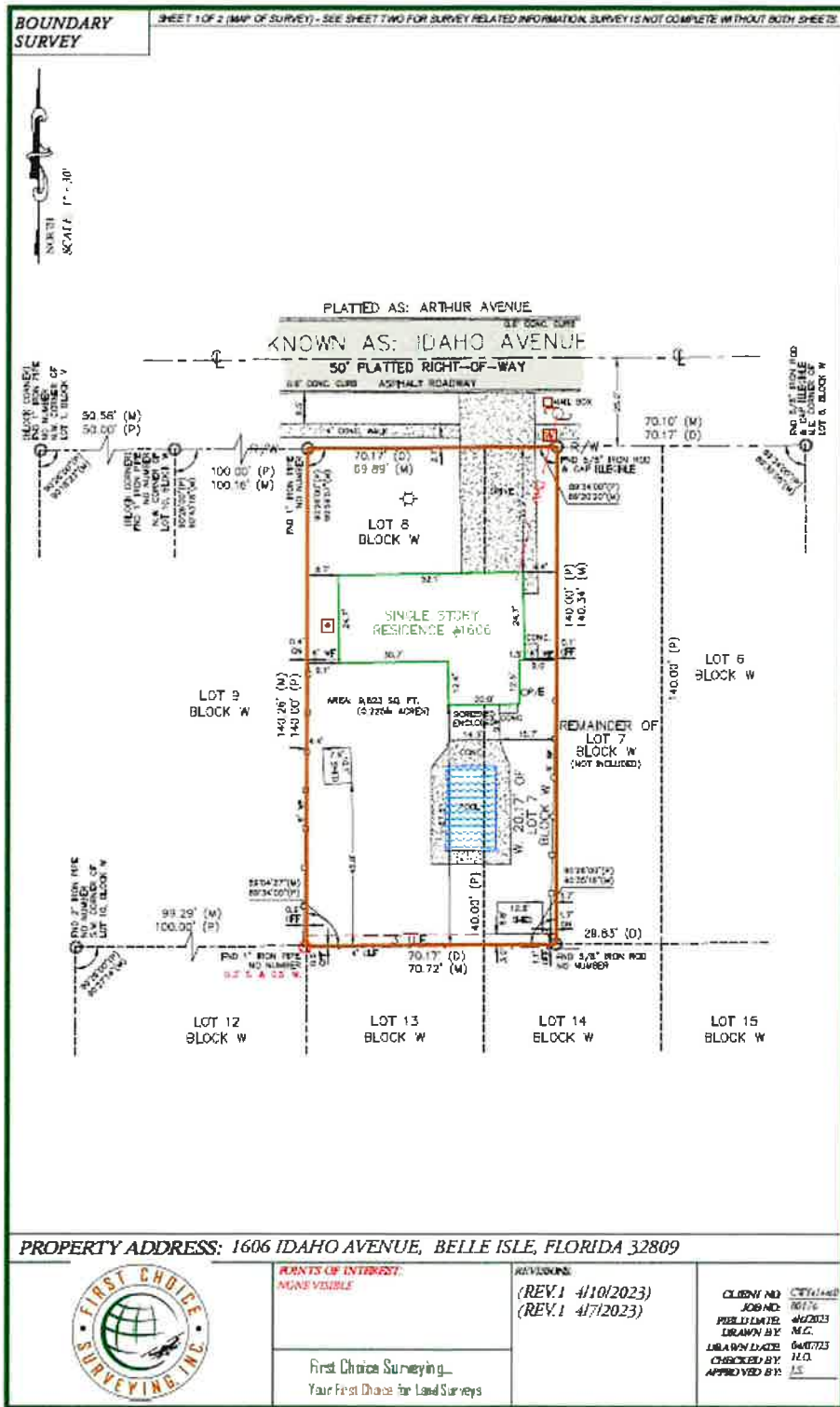


EXHIBIT B (PAGE 1 OF 2)

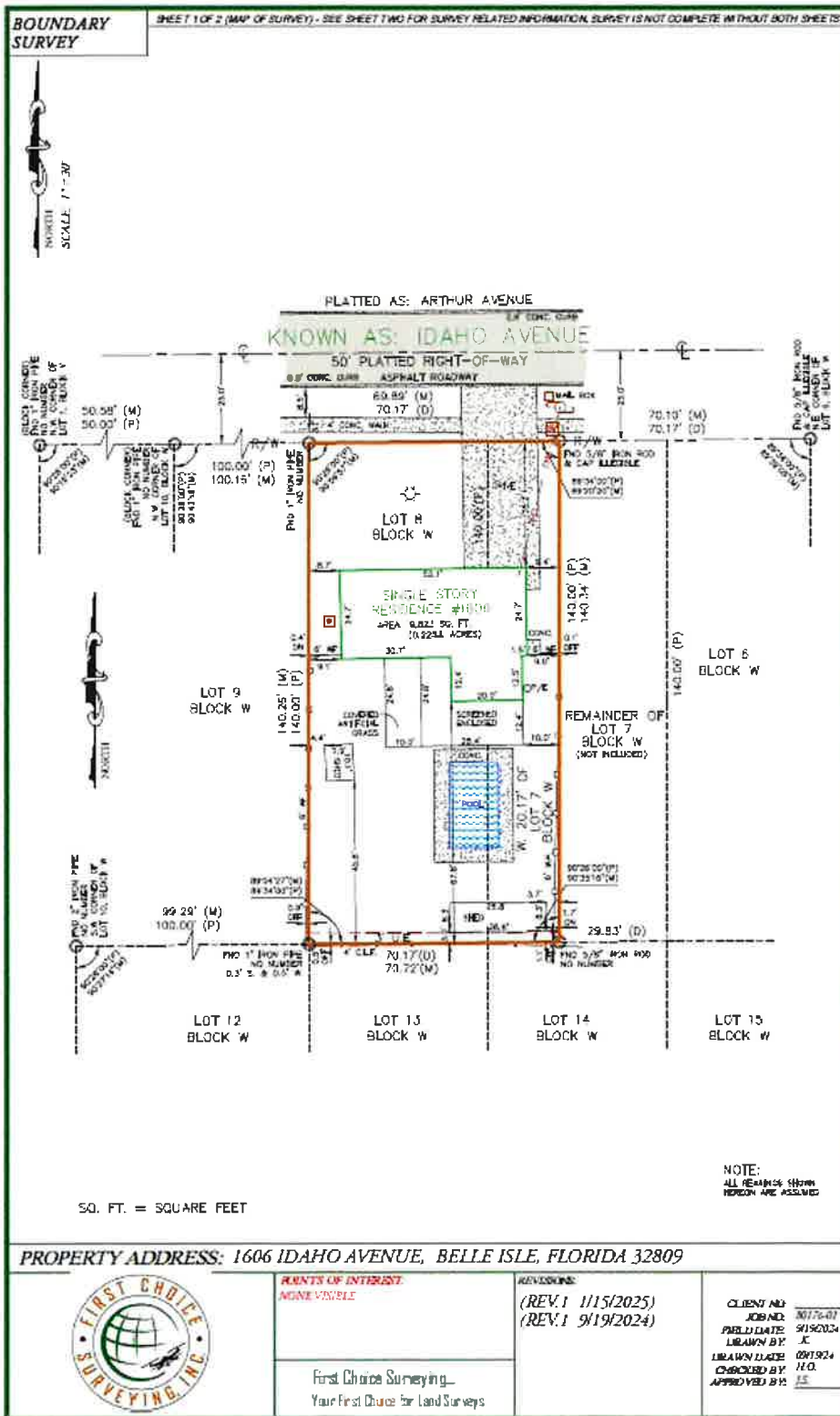


EXHIBIT B (PAGE 2 OF 2)

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE



PROPERTY ADDRESS: 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809

LEGAL DESCRIPTION:
THE WESTERLY 36.17 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 'N', NELA ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 'M', PAGE 55, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LAZ: - LAZARUS	LA: - LARSEN	AV: - AVILA	AV: - AVILA
LA: - LAZARUS	LA: - LARSEN	AV: - AVILA	AV: - AVILA
LA: - LAZARUS	LA: - LARSEN	AV: - AVILA	AV: - AVILA
LA: - LAZARUS	LA: - LARSEN	AV: - AVILA	AV: - AVILA
LA: - LAZARUS	LA: - LARSEN	AV: - AVILA	AV: - AVILA

SURVEYOR'S NOTES:

1. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PURCHASE OR OBTAIN ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY AND OTHERWISE RECEIVED BY THE SURVEYOR. IT IS THE RESPONSIBILITY OF THE CLIENT TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NECESSARY FOR ACCURACY. ANY PRELIMINARY DOCUMENTS PROVIDED BY THE TITLE COMMITMENT WILL BE REVIEWED IN ACCORDANCE WITH THE SURVEYOR'S STANDARDS AND PROCEDURES. THERE MAY BE ADDITIONAL FEE'S INCURRED.
2. UNLESS SHOWN, UNDEVELOPED UTILITIES, IMPROVEMENTS, FOUNDATIONS, POOLING, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
3. INTERIOR ANGLES SHOWN ARE BASED ON PLOTTED ANGLES.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALES TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND OWNER FROM WHOM SIGNED AND SEALED THIS SURVEY.
5. THIS SURVEY DID NOT INSURE ANY DEFICIENCY IN LAND RECORDS FOR ANY OF WORK, EMBODIMENTS, ENCUMBRANCES, COOD RESTRICTIONS, ZONING REGULATIONS, UTILITY LINES AND ETC. ADJACENT TO THE SUBJECT PROPERTY AND PROJECTS NOT SHOWN ON THIS PLAN AND THAT THIS TYPE OF INFORMATION IS SHOWN IF IT IS SHOWN HEREON ON THE BASIS OF INFORMATION PROVIDED BY CLIENTS AND MAY NOT BE COMPLETE.
6. FENCES OR BARRIERS NOT SHOWN ARE NOT A RESPONSIBILITY FOR DAMAGES RESULTING FROM THE EMBODIMENT AND/OR CHANGES TO ANY FENCES UNLESS THIS SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
7. THIS SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8. THIS SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND THIS SHOWN HEREON ARE TO FIVE PLOTTED BOUNDARY LINES UNLESS OTHERWISE STATED.
10. THIS SURVEY IS FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

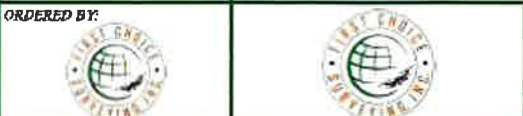
CERTIFIED TO:
KARINA LEON ARRAZOLA AND ALEXIS HERNANDEZ, COVINO TITLE LLC

FL DDD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE R-10. SEE MAP FOR F.L.R. MAP NUMBER 13090-0000-0012-002100.

THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.L.R. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

ORDERED BY:

CERTIFIED, JON BARNABAKER, PS 11815 5184
FIRST CHANCE SURVEYING, INC.
P.O. BOX 27070, BUCKLE UP BOULEVARD, SUITE 100
DAVIE, FLORIDA 33433
10/15/2024



Staff Recommendation

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

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

The lot's configuration does not create special conditions or circumstances to allow the requested variance. The applicant did not apply for a permit before modifying the nonconforming shed, and the backyard provides ample space for a shed to be five feet from the side and rear lot lines.

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

The requested variance to maintain a nonconforming accessory structure is self-created, as the applicant enlarged the square footage of the existing shed without a building permit. A personal hardship is not grounds for variance approval.

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

The requested variance does not encroach into the property's three-foot utility easement located along the rear lot line. The applicant did not increase the original structure's setback encroachments during the unpermitted construction process. The applicant maintains that only the length of the original structure was modified without a permit. The existing shed complies with all other zoning requirements for accessory structures as outlined in section 50-102 (A).

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

The requested variance to allow and maintain an accessory structure within five feet of a property line and maintain an enlarged nonconforming structure does not meet the purpose and intent of the land development code. The code does not allow the expansion of legally nonconforming structures, and any new construction must abide by the city's current regulations.

Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board deny the requested variance to allow and maintain an accessory building within five feet of a property line and maintain the enlarged nonconforming structure.

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: November 21, 2024

P&Z CASE #: 2024-12-001

[x] VARIANCE [] SPECIAL EXCEPTION [] OTHER

DATE OF HEARING:

Applicant Alexis Hernandez	Owner Alexis Hernandez
ADDRESS 1606 Idaho Ave., Belle Isle, FL 32809	1606 Idaho Ave., Belle Isle, FL 32809
PHONE: 407 300 4821	407 300 4821
PARCEL TAX ID #: 25-23-29-5884-23-071	25-23-29-5884-23-071

LAND USE CLASSIFICATION: Residential ZONING DISTRICT:

DETAILED VARIANCE REQUEST: The City code requires sheds to be at least 5 feet from rear and side lot lines.

The shed was existing when the house was bought and was 4.5 feet from the rear lot line, our unpermitted addition to the shed maintained the 4.5 feet set back. We request approval of the 4.5 feet rear line set back

SECTION OF CODE VARIANCE REQUESTED ON: November 21, 2024

- 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.
- Sec. 42-64. - Variances.** The board shall have the power to approve, conditionally approve or deny applications for variance from the terms of the Land Development Code.
 - Criteria. The board shall not approve an application for a variance from terms of the Land Development Code unless and until:
 - A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and **addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section.** Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.
 - Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
 - The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing, or the applicant's attorney shall appear before the board.
 - It is determined that 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.
 - It has been determined that 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 Land Development Code or for the purpose of obtaining a variance.
 - It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development 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.

COPY

City of Belle Isle

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

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which is comprised of seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. The application **MUST** include:

- a. the \$300.00 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or, a notarized statement from the owner with the representative's information,
- d. 10 copies of a plot plan or survey showing all improvements to the property, 10 copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large scale documents is required.
- e. for boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. A narrative addressing how the variance complies with the following:
 - 1) The literal enforcement of the provisions of the zoning ordinance 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.
 - 2) Personal hardship is not being considered as grounds for a variance, since the variance will continue to affect the Character of the neighborhood after the title to the property has passed, and that the special conditions and circumstances were not created in order to circumvent the zoning ordinance for the purpose of obtaining a variance.
 - 3) The variance is the minimum variance that will make possible reasonable use of the land, building or structure.
 - 4) The granting of the variance will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to show compliance with the criteria.

A special exception addresses compatibility of uses, differing slightly from a variance. The approval of a special exception is dependent upon how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

General Information

- 1. A written application for special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
- 2. The Board shall make a finding that it is empowered under the section of the zoning ordinance described in the application to grant the special exception, and that granting of the special exception will not adversely affect the public interest.
- 3. It is determined that the public health, safety, comfort, order, convenience, prosperity, morals or general welfare is promoted, protected or improved.

- 1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
- 2. The applicant must be present at all hearings.
- 3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period gives all aggrieved parties an opportunity to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where he or she feels the Planning and Zoning Board erred in their decision. An appeal hearing will then be held by Belle Isle's City Council.
- 4. Sec 42-67 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

The board shall find that the preceding requirements have been met by the applicant for a variance.

(2) *Violations of conditions.*

- a. In granting any variance, the board may prescribe appropriate conditions and safeguards to ensure compliance with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the discretion of the board, such variance may be revoked for violation of the condition and/or safeguards.
- b. The board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances, except as permitted above, shall the board grant a variance to permit a use not generally or by special exception permitted in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of land, structures or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

Alexis Hernandez

APPLICANT'S SIGNATURE

Alexis Hernandez

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$300.00

Date Paid

Check/Cash

Rec'd By

Determination _____

Appealed to City Council: Yes No

Council Action: _____

1-The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That 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.

The shed was built prior to our ownership of the house, it would have to be completely removed and rebuilt to comply with the provisions of the zoning ordinances.

2-The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

The shed was already built when we purchased the property. We extended the existing shed.

3-The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible.

The shed does not meet the minimum rear and side lot lines setback, but it is clear of the utility easement at the rear lot line.

4-The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest.

Approval of this variance will be in harmony with the general purpose and intent of the city code. The location of the shed is near the rear lot line, away from the general view from the street and is compatible with surrounding land uses and will have no negative effects on the adjacent neighborhood. The attached aerial map of the local neighborhood documents the compatibility of the variance request. Several homes have sheds and the sheds are located near rear lot lines or near lot side line.



Aerial View of area



Front view of shed

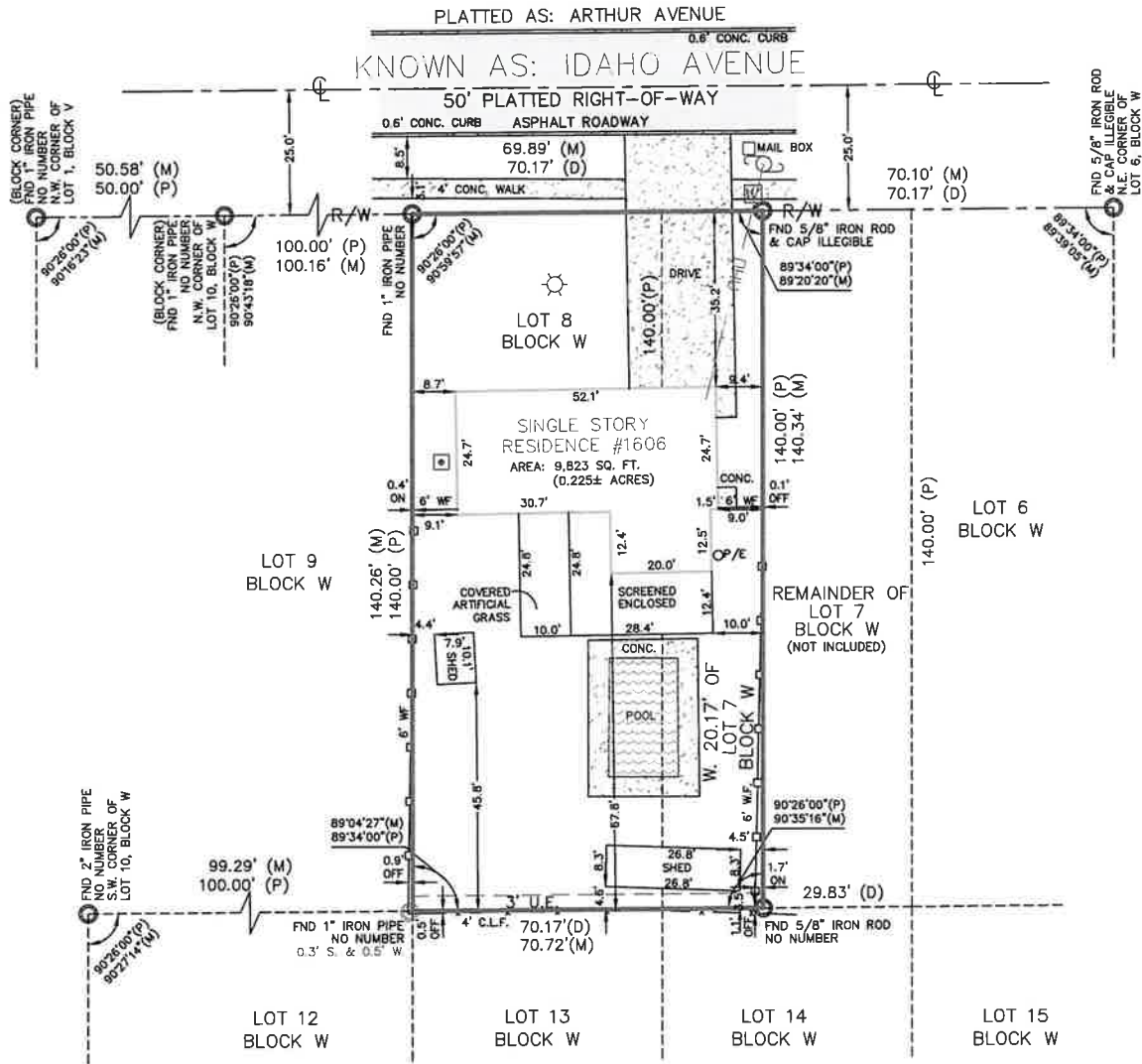


Side view of shed

BOUNDARY SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.

a.



SQ. FT. = SQUARE FEET

NOTE:
 ALL BEARINGS SHOWN
 HEREON ARE ASSUMED

PROPERTY ADDRESS: 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809



POINTS OF INTEREST
 (NOT VISIBLE)

REVISIONS:
 (REV.1 9/19/2024)

First Choice Surveying...
 Your First Choice for Land Surveys

CLIENT NO: _____
 JOB NO: 80176-01
 FIELD DATE: 9/19/2024
 DRAWN BY: J.K.
 DRAWN DATE: 09/19/24
 CHECKED BY: H.O.
 APPROVED BY: J.S.

21

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS. AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.

a.



PROPERTY ADDRESS: 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809

LEGAL DESCRIPTION:

THE WESTERLY 20.17 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK W, NELA ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK M, PAGE 55, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

AE = ACCESS EASEMENT	EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	CB = CATCH BASIN	FW = FIRE HYDRANT	WM = WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	MANH = MANHOLE	LP = LIGHT POLE	TB = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	PE = POOL EQUIPMENT	SM = SANITARY MANHOLE	WP = WATER VALVE	CT = CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PILE	SP = POWER POLE	HW = HANDICAP PARKING	CB = CABLE BOX
IC = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	AC = AIR CONDITIONER	CN = CLEANOUT	
IC = CENTRAL ANGLE	HWF = HOOD WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER			
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL			
CH = CHORD LENGTH	L = ARC LENGTH	PL = PROPERTY LINE			
CL = CENTER LINE	LB = LICENSED BUSINESS	POB = POINT OF BEGINNING			
CLF = CHAIN LINK FENCE	LE = LANDSCAPE EASEMENT	POC = POINT OF COMMENCEMENT			
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE			
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT			
CONC = CONCRETE	(M) = MEASURED	PSM = PROFESSIONAL SURVEYOR & MAPPER			
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY			
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT			
(D) = DEED	AN = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE			
DB = DEED BOOK	MW = MONITOR WELL	PVUE = PRIVATE UTILITY EASEMENT			
DE = DRAINAGE EASEMENT	NRD = NAIL AND DISK	RP = RADIAL POINT			
DH = DRILL HOLE	ORB = OFFICIAL RECORDS BOOK	R = RADIUS			
DUE = DRAINAGE UTILITY EASEMENT	(P) = PLAT	RE = REAL ESTATE NUMBER			
ELEV = ELEVATION	PC = POINT OF CURVATURE	RESR = RISK			
EM = ELECTRIC METER	PC = POINT OF COMPOUND CURVATURE	RAV = RIGHT OF WAY			
EDW = EDGE OF WATER	PCC = POINT OF COMPOUND CURVATURE	SEV = SEWER VALVE			
		UE = UTILITY EASEMENT			
		WF = WOOD FENCE			

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEEDED PER AGREEMENT. ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES SHOWN HEREON ARE BASED ON PLATTED ANGLES.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

CERTIFIED TO:

KARINA LEON ARRAZOLA AND ALEXIS HERNANDEZ ; CONWAY TITLE LLC

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.L.R.M MAP NUMBER 12095C0430F, DATED 09/25/09.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.053, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

FLORIDA STATUTES

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144

FIRST CHOICE SURVEYING, INC.
P.O. 470978, LAKELAND, FL 32747

407.951.3425 (OFFICE) / 407.320.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORDERED BY:



DATE SIGNED: 09/19/24

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

a.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 11/23/2024 System Refresh Date: 10/27/2024

1606 Idaho Ave 25-23-29-5884-23-071

Name(s): ARRAZOLA KARINA LEON
HERNANDEZ ALEXIS
Physical Street Address: 1606 Idaho Ave
Property Use: 0103 - Single Fam Class III

Mailing Address On File: 1606 Idaho Ave
Belle Isle, FL 32809-6817
Postal City and Zip: Belle Isle, FL 32809
Municipality: Belle Isle

[Incorrect Mailing Address?](#)



1606 IDAHO AVE, ORLANDO, FL 32809 8/14/2019 8:32 AM

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)
[VALUES, EXEMPTIONS AND TAXES](#)
[SALES](#)
[MARKET STATS](#)
[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2024

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$130,000	\$187,889	\$12,500	\$330,389	-2.0%	\$330,389	4.8%
2023 <input checked="" type="checkbox"/> MKT	\$110,000	\$214,767	\$12,500	\$337,267	17.6%	\$315,370	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$110,000	\$164,200	\$12,500	\$286,700	14.2%	\$286,700	34.8%
2021 <input checked="" type="checkbox"/> MKT	\$100,000	\$143,894	\$7,100	\$250,994	N/A	\$212,671	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$ HX	\$25,000	\$25,000	\$0	\$0	\$660
2023 <input checked="" type="checkbox"/> \$			\$0		\$218
2022 <input checked="" type="checkbox"/>			\$0		\$0
2021 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$38,323	\$1,296

2024 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2024
 2023
 2022
 2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$330,389	\$25,000	\$305,389	3.2160	1.4%	\$982.13	21%
Public Schools: By Local Board	\$330,389	\$25,000	\$305,389	3.2480	0.0%	\$991.90	21%
General County	\$330,389	\$50,000	\$280,389	4.4347	0.0%	\$1,243.44	26%
City Of Belle Isle	\$330,389	\$50,000	\$280,389	4.4018	0.0%	\$1,234.22	26%
Library - Operating Budget	\$330,389	\$50,000	\$280,389	0.3748	0.0%	\$105.09	2%
St Johns Water Management District	\$330,389	\$50,000	\$280,389	0.1793	0.0%	\$50.27	1%
Lake Conway Mstu	\$330,389	\$50,000	\$280,389	0.5750	0.0%	\$161.22	3%
Totals				16.4296		\$4,768.27	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STRM - BISTRM - (407)851-7730	1.00	140.00	\$140.00
				\$445.40

2024 Gross Tax Total: \$5,213.67

2024 Tax Savings Tax Savings



Your taxes without exemptions would be: \$5,428.16

Your ad-valorem tax with exemptions is: - \$4,768.27

Providing You A Savings Of: = \$659.89

a.



MEMORANDUM

TO: Planning and Zoning Board
DATE: January 28, 2025
RE: Variance Application – 3316 Flowertree Road

P&Z Case Number 2024-12-012:

PURSUANT TO SECTIONS 50-102 (A) (4) (G), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.

Background:

- 1. On December 6, 2024, the applicant submitted a Variance application and the required paperwork.
2. On January 16, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on January 18, 2025.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined 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 50-102 (A) (4) (G), AND 42-64, TO APPROVE A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE 50-102 (A) (4) (G), AND 42-64, HAVING NOT BEEN MET, TO DENY [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] A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

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.



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

January 15, 2025

Variance Request: 3316 Flowertree Road

Application Request: P&Z Case Number 2024-12-012: PURSUANT TO SECTION 50-102 (A) (4) (G), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 500-SQUARE-FOOT ACCESSORY BUILDING WITH AN ATTACHED PORCH, CONTRARY TO THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE PER THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEC EDDINGER C/O DETAILS CONSTRUCTION GROUP, LOCATED AT 3316 FLOWERTREE ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 29-23-30-1876-01-060.

Existing Zoning/Use: R-1-A / Single-Family Home

Background

The applicant seeks to create a 500-square-foot detached accessory structure with an attached porch area. The applicant details that the homeowner intends to use the structure for recreational activities only.

Pursuant to section 50-102 (A), the city code states that accessory buildings represent any building which is not structurally attached to the principal building and has floor area larger than 25 square feet. Following section 50-102 (A) (4) (G) for accessory structures, the total maximum square footage is 300 square feet per accessory structure.

Staff Recommendation

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

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

The lot’s configuration does not create special conditions or circumstances to allow the requested variance. The applicant once possessed a legally nonconforming structure, which has since been demolished. Any new structures created within the city must conform to the current land development code requirements for zoning approval.

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

The requested variance to create an accessory structure exceeding the allowable square footage by 200 square feet is self-created, as the applicant seeks to enlarge the structure for personal use. A personal hardship is not grounds for a variance approval.

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

The requested variance nearly doubles the square footage allowance the city land development code provides.

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

The variance request does not affect the adjacent properties or the surrounding neighborhood. The property abuts a vacant commercial property along the rear lot line.

Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board deny the requested variance to allow a 500-square-foot accessory building with the attached porch feature.

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.



PLANNING & ZONING

City Hall
1600 Nela Avenue
Belle Isle, FL 32809

Office of the City Manager
Administration
407.851.7730 x105
407.240.2222 fax

Finance Department
407.851.7730 x104

Planning Department
407.793.5348 x103

Public Works
689.500.3473

Code Enforcement
407.849.8450

Police Department (PD)
407.240.2473 Office

407.836.4357
Non-Emergency

Website:
www.belleislefl.gov

Harvey and Virginia Saltzman
7306 Matchett Rd.
Belle Isle, FL 32809

January 16, 2025

Notice of Determination for Lot Split Request

Dear Mr. & Mrs. Saltzman,

I write on behalf of the City of Belle Isle about your application for a lot split request for the property at 7306 Matchett Rd., Belle Isle, FL 32809, also known as parcel number 25-23-29-0000-00-035.

The City Council of Belle Isle reviewed your lot split application at a public meeting on Tuesday, December 17, 2024, and voted to table your request to the City Council meeting on Tuesday, April 15, 2025 starting at 6:30 p.m..

You may contact the City of Belle Isle for questions about this letter.

Sincerely,

Raquel Lozano

City Planner, City of Belle Isle



City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code				
APPLICANT Details Construction Group		OWNER Alec Eddinger		
ADDRESS 390 N. Orange Ave Suit-e 2300 Orlando, Florida 32801		PROJECT ADDRESS 3316 Flowertree Rd Orlando, FL 32812		
-CONTACT NUMBER 407-844-6837		OWNER'S CONTACT NUMBER 561-289-5514		
EMAIL brandy@dataforce.com , office@dataforce.com Flora Smith		OWNER'S EMAIL eddinger@bellsouth.net		
PARCEL ID# 302329187601060				
LAND USE CLASSIFICATION residential single family		ZONING DISTRICT map 14		
SECTION OF THE CODE VARIANCE REQUESTED ON				
<p>DETAILED VARIANCE REQUEST</p> <p>The home was purchased with a 600 sq ft ADU on the property. The homeowners were unaware that the ADU was located within a utility easement, leading to its demolition by DUKE energy. This resulted in a significant loss of use and enjoyment for the homeowners. We are asking for a 450 Sq Ft unit plus a 50 sq ft porch to be rebuilt on the property on an approved location on the property. We respectfully request your assistance in reaching a solution that restores the homeowners' full enjoyment of their property. Thank you for your attention to this matter.</p> <ul style="list-style-type: none"> 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 nine (9) months. Further, the requested user does not violate any deed restriction of the property. By applying, 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 to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 				
APPLICANTS SIGNATURE Flora Smith		OWNER'S SIGNATURE Alec Eddinger		
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2024-12-012	DATE OF HEARING 1/28/2025

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing

the requirements of subsections (1)d-g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.

d. It is determined that 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.

e. It has been determined that 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 Land



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

Development Code or for the purpose of obtaining a variance.

- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development 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.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.

which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.

- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72- Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: \$300	11/15/25	CC 169353143	
Date Paid Check/Cash Rec'd By			

Revised 03/21/22



City of Belle Isle
 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. The application MUST include:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification

Special Conditions and/or Circumstances Section 42-64 (1) d
 Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards

are met. Please answer each bold-text question in a separate typed or a written document and submit it to the City as part of your variance request.

The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That 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. **WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?**

Not-Self-Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.


<p>Purpose and Intent Section 42-64 (1) g</p>	<p>The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).</p>
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***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, and you do not have to comply with Sec. 42-64 (1) d and (1) f.**





Revised 03/21/22

Audit trail

Details


FILE NAME	Eddinger ADU Variance Application.pdf - 11/26/24, 1:22 PM
STATUS	 Signed
STATUS TIMESTAMP	2024/11/26 19:00:46 UTC

Activity

 SENT	kent@detailscg.com sent a signature request to: <ul style="list-style-type: none">Alec Eddinger (aleceddinger@gmail.com)Flora Smith (flora@detailscg.com)	2024/11/26 18:22:51 UTC
 SIGNED	Signed by Flora Smith (flora@detailscg.com)	2024/11/26 18:24:39 UTC
 SIGNED	Signed by Alec Eddinger (aleceddinger@gmail.com)	2024/11/26 19:00:46 UTC
 COMPLETED	This document has been signed by all signers and is complete	2024/11/26 19:00:46 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

UCLR 21524403173
 08/05/2024 02:08:40 PM Page 1 of 2
 Rec Fee: \$18.50
 Dead Doc Tax: \$0.70
 DOR Admin Fee: \$0.00
 Intangible Tax: \$0.00
 Mortgage Stamp: \$0.00
 Phil Diamond, Comptroller
 Orange County, FL
 RB - Ret To: JEFFREY & LISA EDDINGER



Prepared By:

Name: Jeffrey & Lisa Eddinger
Address: 2955 NW 24th Terrace
 Boca Raton, FL 33431

Tax Parcel ID #: 29-23-30-1876-01-060

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA – ORANGE COUNTY

This QUIT CLAIM DEED, made this **1st day of September, 2024**, by:

Jeffrey Eddinger and Lisa Eddinger, whose address is:

2955 NW 24th Ter., Boca Raton, FL 33431

hereinafter called the Grantor, to:

Alec Eddinger, whose address is:

3316 Flowertree Rd., Belle Isle, FL 32812

Hereinafter called the Grantee

(Wherever used herein the terms 'Grantor' and 'Grantee' include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10 (ten dollars) in hand paid to Jeffrey and Lisa Eddinger, a married couple residing at 2955 NW 24th Ter., Boca Raton, FL 33431, (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Alec Eddinger, a single man, residing at 3316 Flowertree Rd, Belle Isle, FL 32812, (hereinafter known as the "Grantee(s)") all interest which we have, if any in the following described real estate, situated in Orange County, Florida, to-wit:

Lot 6, Block "A", Daetwyler Shores, as recorded in Plat Book U, Page 106, of the Public Records of Orange County Florida

Property Address: 3316 Flowertree Rd, Belle Isle, FL 32812



thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Jeffrey Eddinger
Grantor's Signature
Jeffrey Eddinger
Grantor's Name
2955 NW 24th Ter.
Street Address
Boca Raton, FL 33431
City, State & ZIP

Lisa Eddinger
Grantor's Signature
Lisa Eddinger
Grantor's Name
2955 NW 24th Ter.
Street Address
Boca Raton, FL 33431
City, State & ZIP

In Witness Whereof,

Mitsy Gunn
Witness Signature
Mitsy Gunn
Witness Name
2400 YAMATO ROAD
Street Address
BOCA RATON, FL 33431
City, State & ZIP

Kim Martin
Witness Signature
Kim Martin
Witness Name
2400 Yamato Rd
Street Address
Boca Raton, FL 33431
City, State & ZIP

STATE OF FLORIDA COUNTY OF PAWM BEACH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY + LISA EDDINGER whose names are signed to the foregoing instrument, and who is known to me or has produced a Florida Driver's License as identification, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of JULY, 2021



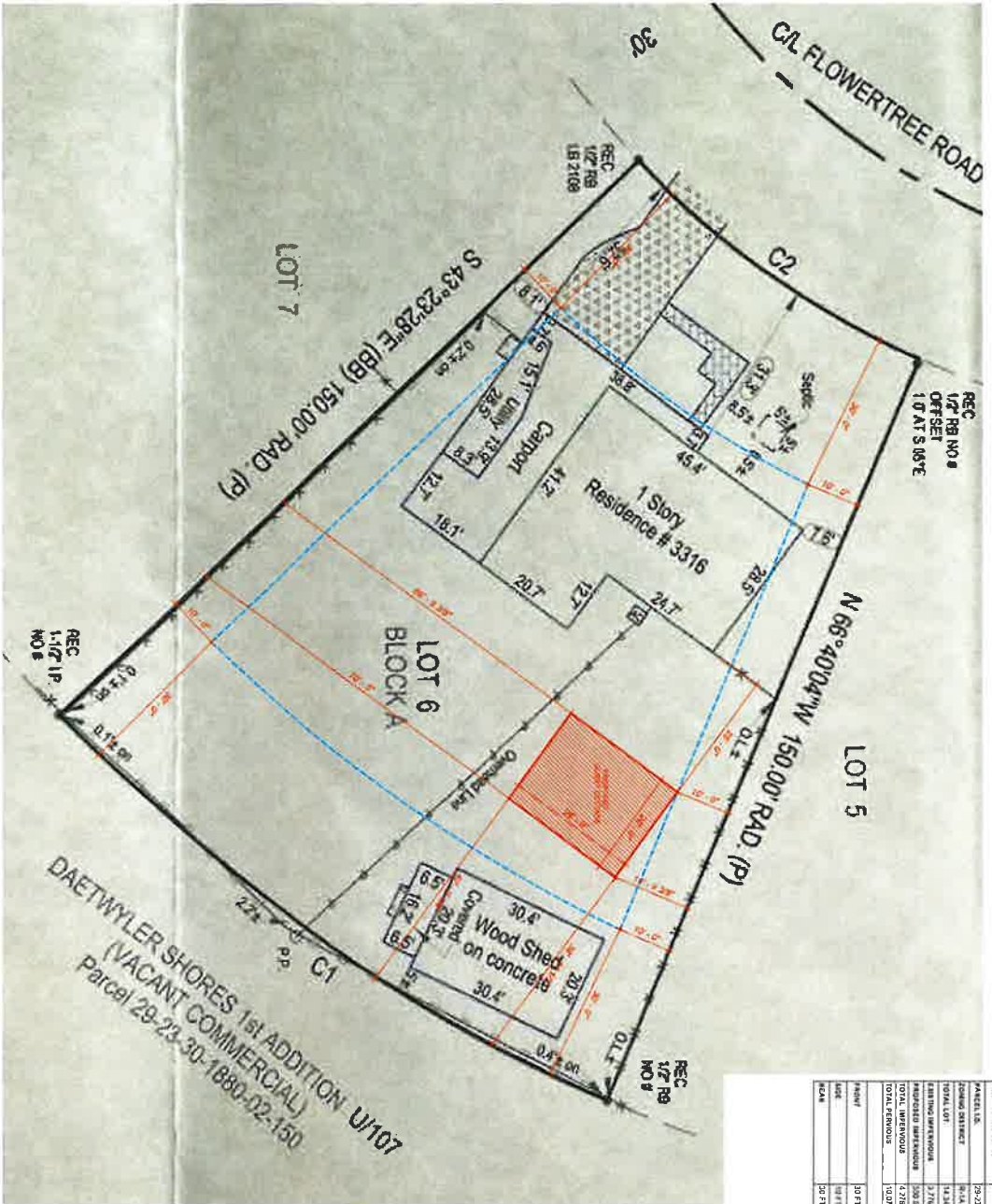
Diane Frye
Notary Public
My Commission Expires: JULY 10, 2027



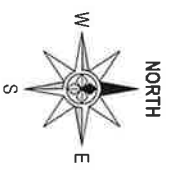








PROPOSED SITE PLAN
SCALE 1" = 10'-0"



ZONING CALCULATIONS

PARCEL ADDRESS	3116 FLOWERTREE RD BELLE MELE FL 32812
PARCEL ID#	29-23-30-1880-02-150
ZONING DISTRICT	R-1A
TOTAL LOT	1.427 AC
EXISTING IMPROVEMENTS	1.27 AC (11,537.4 SQ FT) HOUSE, CARPORT, DRIVEWAY, KENOSHA, 24 IN
PROPOSED IMPROVEMENTS	100 SF (9.29 SQ FT) COTTAGE (12.44 SQ FT)
TOTAL IMPROVEMENTS	1,378 SF (12.54 AC)
TOTAL PERMITS	1,000 SF (9.29 AC)



LAV
LAW ENGINEERING, LLC
1000 W. PALM BLVD
SUITE 100
LAVENHUR, FL 32750
TEL: 407-881-1111
WWW.LAVENHUR.COM

REVISION	DATE
1	2024.12.02

Digitally signed
by **Louis A. Magliotti**
Date: **2024.12.02 09:25:57 -0500**

PROJECT NAME: FLOWERTREE

PROPOSED DESCRIPTION: PROPOSED QUEST COTTAGE

PROJECT ADDRESS: 3116 FLOWERTREE RD, BELLE MELE, FL 32812

PROJECT NUMBER: ZMM 2024-15-02

DATE: 2024-15-02

DRAWN BY: CM

CHECKED BY: LAM

SHEET NO: A-001

SCALE: As indicated

MEMORANDUM

TO: Planning and Zoning Board
DATE: January 28, 2025
RE: Variance Application – 4228 Kezar Court

P&Z Case Number 2024-12-024:

PURSUANT TO SECTIONS 50-73 (A) AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

Background:

- 1. On December 16, 2024, the applicant submitted a Variance application and the required paperwork.
2. On January 16, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on January 18, 2025.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined 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 50-73 (A) AND 42-64, TO APPROVE A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE 50-73 (A) AND 42-64, HAVING NOT BEEN MET, TO DENY [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] A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

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.



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

January 15, 2025

Variance Request: 4228 Kezar Court

Application Request: PURSUANT TO SECTION 50-73 (A), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING, INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

Existing Zoning/Use: R-1-AA / Single-Family Home

Background

City records show that the initial development of the Conway Groves subdivision received a Special Exception approval from the City’s Planning and Zoning Board on January 23, 1996. The board approval granted single-family residential buildings within the gated community a reduced front and rear setback by five to ten feet, as permitted per section 54-75 (C).

The applicant seeks to expand the existing residence to provide a 30-foot rear building setback, as the submitted site plan shows, contrary to the required 35-foot rear building setback for an R-1-AA zoning district. A portion of the residential structure currently encroaches five feet into the required 35-foot rear building setback. The city code prescribes time limits for the validity of Special Exceptions, which does not allow further modifications to the principal building without the Board’s approval.

Staff Recommendation

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

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

The requested variance qualifies as a special condition/circumstance due to the Board-approved decision to allow the residential development of the Conway Groves subdivision plan to encroach within the required building setbacks for an R-1-AA zoning district in which this property is located.

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

The requested variance to modify the principal building setback is self-created, as the applicant seeks to attach a pool and spa room to the principal building for personal use. A personal hardship is not grounds for a variance approval.

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

The requested variance seeks the minimal possible variance to make reasonable use of the applicant's intended objective for the homeowner/client. The proposed rear setback encroachment does not exceed the established rear setback for the existing structure.

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

The requested variance to encroach five feet within the required 35-foot rear building setback does not negatively impact the adjacent properties or neighborhood. The project proposal is compatible with the surrounding land uses as other residences provide similar rear setback encroachments.

Based on consideration of these review criteria, staff recommends approval of the requested variance application.

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, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

c.

Variance and Special Exception Application			
City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code			
APPLICANT John Carr	OWNER William E Carr		
ADDRESS 4210 Kezar Ct Belle Isle, FL 32812	PROJECT ADDRESS 4228 Kezar Ct Belle Isle, FL 32812		
CONTACT NUMBER 407-947-5400	OWNER'S CONTACT NUMBER 407-284-8977		
EMAIL jpcconstruction@aol.com	OWNER'S EMAIL 1wec1964@gmail.com		
PARCEL ID# 20-23-30-1661-00-900			
LAND USE CLASSIFICATION Single Family Class III	ZONING DISTRICT Belle Isle R-1-AA		
SECTION OF THE CODE VARIANCE REQUESTED ON 42-64(d-g)			
DETAILED VARIANCE REQUEST			
<p>Requesting to build a swim spa room to the back of the house. The room would stay with in the existing original set backs for the community with is a rear set back of 30 feet and a side set back of 7.5 feet. The roof of this room will not be seen from the front and will not have any impact for the surrounding neighbors.</p>			
<ul style="list-style-type: none"> • 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 nine (9) months. Further, the requested user does not violate any deed restriction of the property. • By applying, 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 to which the application applies. • The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 			
APPLICANTS SIGNATURE		OWNER'S SIGNATURE	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2024-12-024
			DATE OF HEARING

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that 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.
- e. It has been determined that 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 Land



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development 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.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.

- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: \$300	<u>12-16-24</u> Date Paid	<u>2056</u> Check/Cash	<u>[Signature]</u> Rec'd By
------------------------------------	------------------------------	---------------------------	--------------------------------



City of Belle Isle
 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. The application **MUST** include:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or a written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That 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. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, and you do not have to comply with Sec. 42-64 (1) d and (1) f.**



JPC Construction Inc.
LIC. # CBC1254850

4210 Kezar Court
Belle Isle, FL 32812
Tel: 407-947-5400

John@jpcconstructioninc.com

c.

December 5, 2024

4228 Kezar Court
Belle Isle, FL 32812

NARRATIVE FOR VARIANCE

- Request to build a swim spa room to the back of the house. The room would stay within the existing original setbacks for the community with the rear setback being 30' and the side setback being 7.5'. The roof of this room will not be seen from the front and will not have any impact on the surrounding neighbors.

Thanks,

John P Carr

JPC Construction, Inc.

407-947-5400

Property Record - 20-23-30-1661-00-900

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 12/16/2024

Property Name

4228 Kezar Ct

Names

Carr Janette U
Carr William E

Municipality

BI - Belle Isle

Property Use

0103 - Single Fam Class Iii

Mailing Address

4228 Kezar Ct
Belle Isle, FL 32812-3628

Physical Address

4228 Kezar Ct
Belle Isle, FL 32812

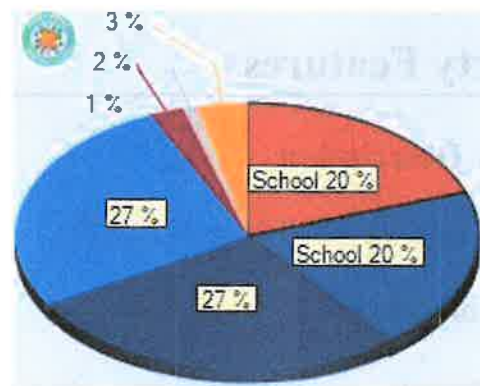
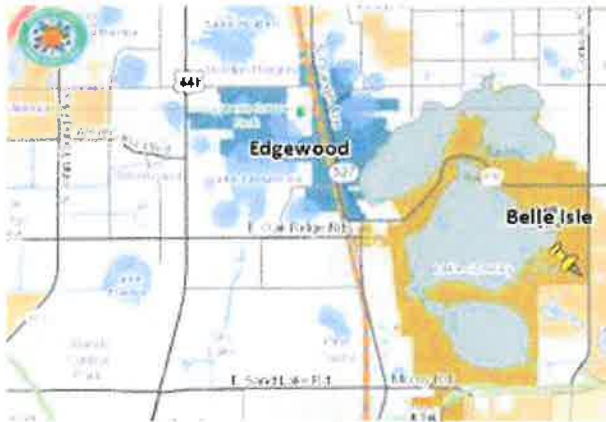
OR
Code
For
Mobile
Phone



4228 KEZAR CT, ORLANDO, FL 32812 1/29/2018 11:45 AM



























302320166100900 09/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024  	\$110,000	+ \$389,502	+ \$0 = \$499,502 (4.0%)	\$290,847	(3.0%)
2023  	\$120,000	+ \$360,349	+ \$0 = \$480,349 (29%)	\$282,376	(3.0%)
2022  	\$100,000	+ \$273,706	+ \$0 = \$373,706 (13%)	\$274,151	(3.0%)
2021  	\$90,000	+ \$239,972	+ \$0 = \$329,972	\$266,166	

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024    	\$25,000	\$25,000	\$0	\$208,655	\$4,088
2023    	\$25,000	\$25,000	\$0	\$197,973	\$3,903
2022    	\$25,000	\$25,000	\$0	\$99,555	\$2,273
2021    	\$25,000	\$25,000	\$0	\$63,806	\$1,718

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$290,847	\$25,000	\$265,847	3.2160 (1.36%)	\$854.96	21 %
Public Schools: By Local Board	\$290,847	\$25,000	\$265,847	3.2480 (0.00%)	\$863.47	21 %
Orange County (General)	\$290,847	\$50,000	\$240,847	4.4347 (0.00%)	\$1,068.08	26 %
City Of Belle Isle	\$290,847	\$50,000	\$240,847	4.4018 (0.00%)	\$1,060.16	26 %
Library - Operating Budget	\$290,847	\$50,000	\$240,847	0.3748 (0.00%)	\$90.27	2 %
St Johns Water Management District	\$290,847	\$50,000	\$240,847	0.1793 (0.00%)	\$43.18	1 %
Lake Conway Mstu	\$290,847	\$50,000	\$240,847	0.5750 (0.00%)	\$138.49	3 %
				16.4296	\$4,118.61	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$140.00	\$140.00
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$305.40	\$305.40
				\$445.40

Property Features

Property Description

CONWAY GROVES UNIT 2 40/4 LOT 90

Total Land Area

11,676 sqft (+/-) | 0.27 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	BI-R-1-AA	1 Units	working...	working...	working...	working...

c.



[Sent from AOL on Android](#)

c.



Pics

From: John Carr (carrj73@aol.com)

To: jpcconstruction@aol.com

Date: Monday, December 16, 2024 at 11:35 AM EST



BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 90, CONWAY GROVES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

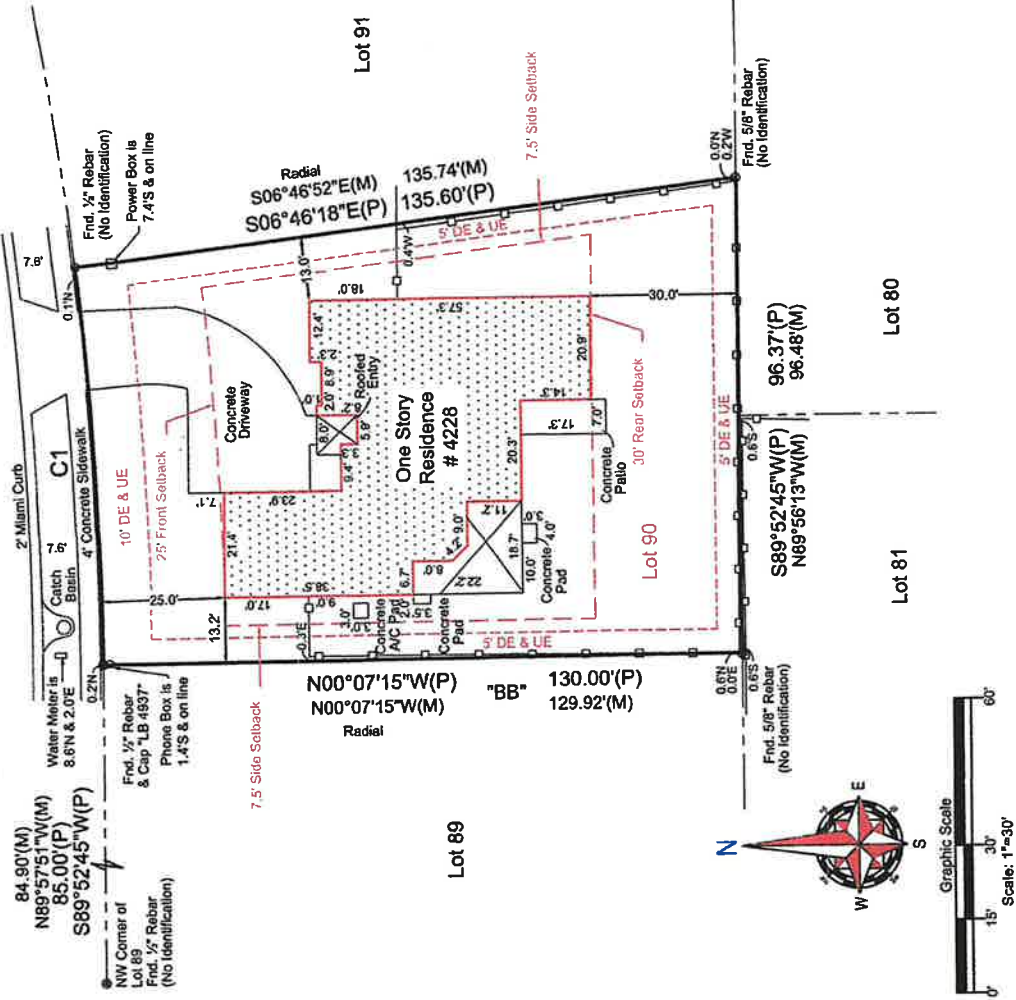
CERTIFIED TO:
JANETTE CARR AND WILLIAM CARR



4228 KEZAR STREET, ORLANDO, FLORIDA 32812

C1
R = 696.44'(P)
Δ = 6°39'03"(P)
C = 80.80'(P) 80.87'(M)
L = 80.84'(P)
CB = N86°33'13"E(P)
N86°37'19"E(M)

Kezar Court
(50' Right-of-Way)
(Asphalt Road)



Field Date: 5/17/2024 Date Completed: 05/21/24

Drawn By: P. File Number: JS-40340 U

-Legend-	
CS	Schedule
CB	Concrete Block
CD	Concrete Monument
CO	Concrete On Edge
DE	Description
DR	Drainage Easement
FE	F.E.M.A.
FR	Flood
IP	Iron Pipe
M	Manhole
NAD	Nail & Disk
OB	Official Record Book
P.B.	Plat Book
TR	Truss Frame
PC	Point of Commence
PI	Point of Intersection
POB	Point of Beginning
PP	Power Pole
PRM	Permanent Reference
PT	Point of Tangency
Rd	Radius
R&C	Rebar & Cap
R&C	Rebar
REC	Recovered
SK	Stake
TR	Truss
TR&C	Truss, Cap, 1/2" Rebar & 1/2" Rebar
UE	Utility Easement
WM	Water Meter
W	Well
Δ	Delta (Central Angle)
○	Circle (Lot Lines)

-NOTES-
 1. Survey is based upon the plat description provided by Client.
 2. Allowing Property Owners to construct any improvements on the property.
 3. Subject to any Easements and/or Restrictions of Record.
 4. All existing buildings shown herein are assumed based upon the lines described with a "B".
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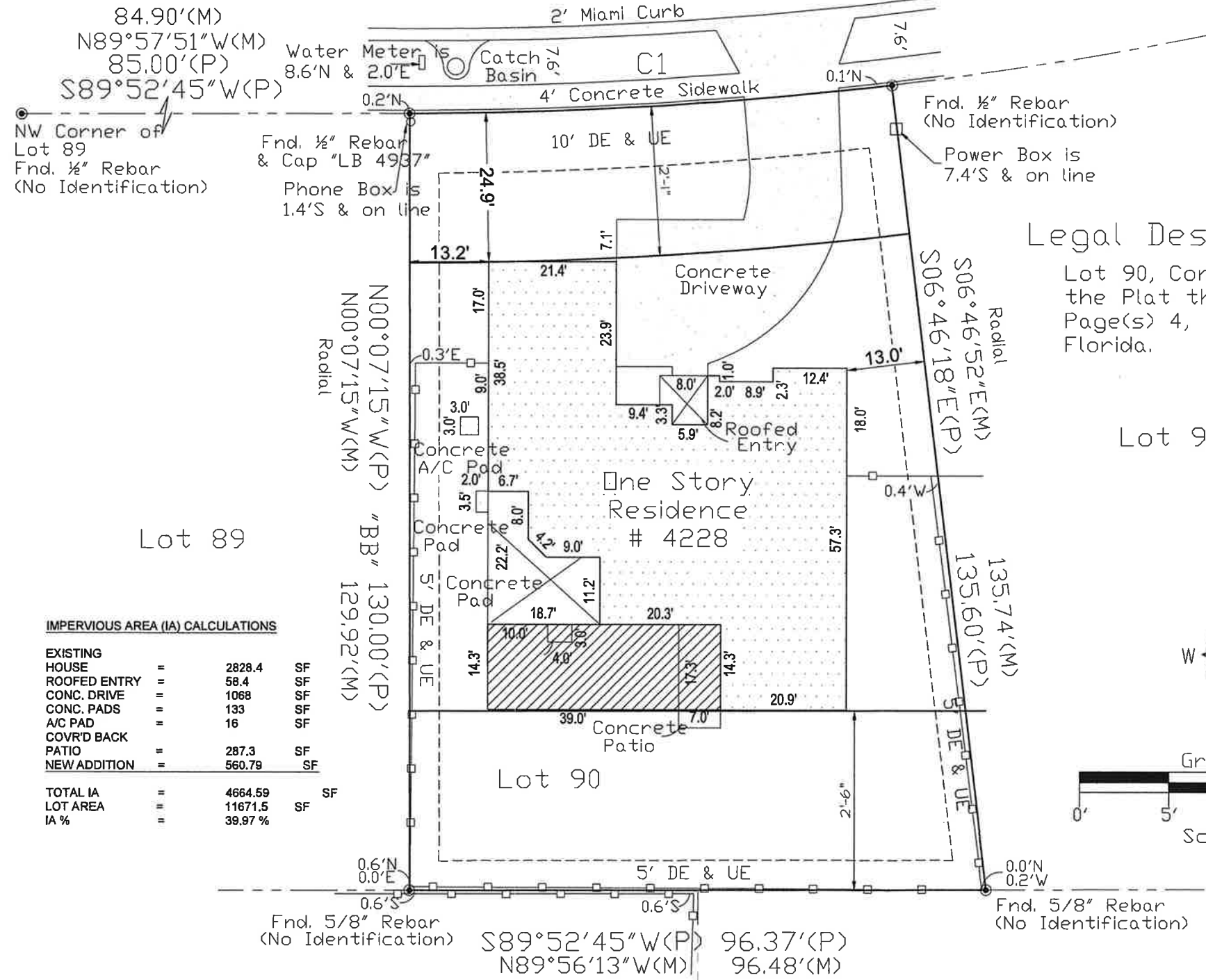
DRIVEWAY EXTENDS INTO EASEMENT.

PATRICK IRELAND ASSOCIATES, INC.
 PATRICK IRELAND ASSOCIATES, INC.
 A PROFESSIONAL SURVEYING AND MAPPING FIRM
 LICENSED UNDER THE SURVEYING BOARD OF THE STATE OF FLORIDA
 LICENSE NO. 11476
 PATRICK IRELAND ASSOCIATES, INC.
 800 CURRENCY CIRCLE, SUITE 1020
 LAKE MARY, FLORIDA 32746
 WWW.IRELANDSURVEYING.COM
 OFFICE: 407.678.3366 FAX: 407.320.8165

Patrick Ireland
 PATRICK IRELAND ASSOCIATES, INC.
 800 CURRENCY CIRCLE, SUITE 1020
 LAKE MARY, FLORIDA 32746
 WWW.IRELANDSURVEYING.COM
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R = 696.44'(P)
 Δ = 6°39'03"(P)
 C = 80.80'(P) 80.87'(M)
 L = 80.84'(P)
 CB = N86°33'13"E(P)
 N86°37'19"E(M)

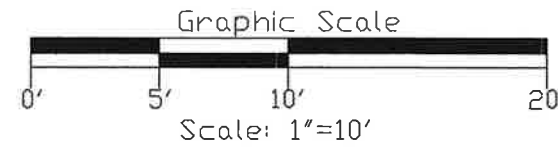
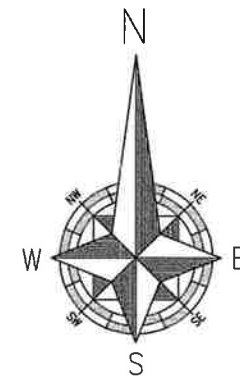
Kezar Court
 (50' Right-of-Way)
 (Asphalt Road)



Legal Description:

Lot 90, Conway Groves Unit 2, according to the Plat thereof as recorded in Plat Book 40, Page(s) 4, Public Records of Orange County, Florida.

Lot 91



IMPERVIOUS AREA (IA) CALCULATIONS

EXISTING HOUSE	=	2828.4	SF
ROOFED ENTRY	=	58.4	SF
CONC. DRIVE	=	1068	SF
CONC. PADS	=	133	SF
A/C PAD	=	16	SF
COVR'D BACK PATIO	=	287.3	SF
NEW ADDITION	=	560.79	SF
TOTAL IA	=	4664.59	SF
LOT AREA	=	11671.5	SF
IA %	=	39.97 %	

Lot 81

SITE PLAN

Lot 80

(THIS IS NOT A SURVEY)

SCALE: 1:10

ROB WASSUM PE No. 43438
 R3 ASSOCIATES, LLC COA No. 31177

Civil Engineering
 Architectural Design
 Water Resources
 11777 US Highway 19
 Suite 200
 Ft. Myers, FL 33904
 Phone: 813.281.0695
 www.r3assoc.com

R3 ASSOCIATES, LLC

APP	DESCRIPTION	DATE

DATE: 10-23-24

JPC CONSTRUCTION, INC.
 WILLIAM CARR

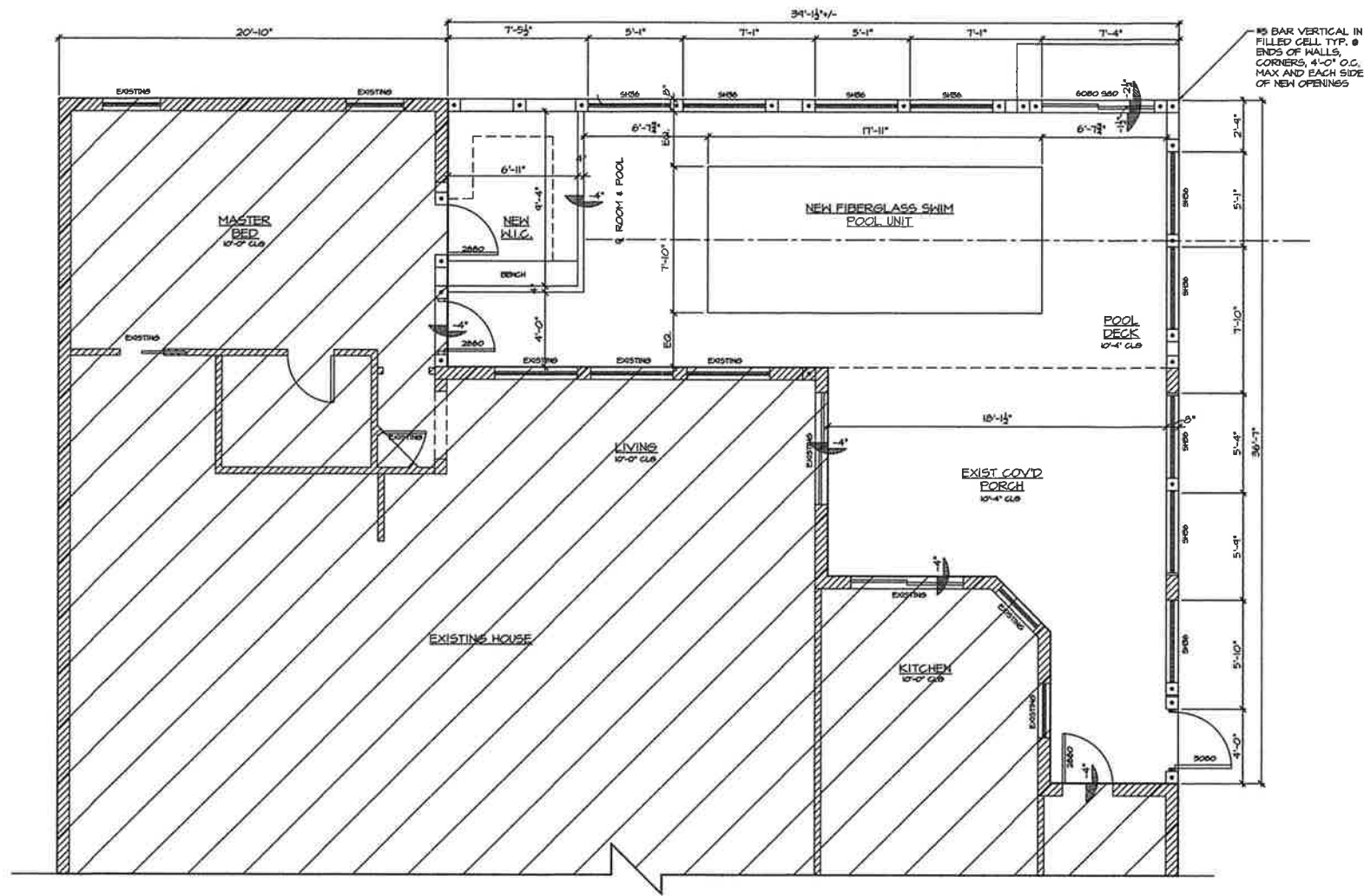
HOUSE ADDITION
 4228 KEZAR CT., BELLE ISLE, FL 32809

SITE PLAN

SCALE:	AS-NOTED
DATE:	10/23/24
DESIGN:	RW
DRAWN:	FW
CHECKED:	RW
CADD:	C-1.DWG
JOB NO.	24099
SHEET	C-1
	1 of 9

c.

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PROPOSED ADDITION PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND	
[Hatched Pattern]	EXISTING 8" CMU WALL
[Dotted Pattern]	NEW 8" CMU WALL
[Diagonal Hatching]	EXISTING 2X4 STUD WALL
[Horizontal Hatching]	NEW 2X4 STUD WALL

CONSTRUCTION NOTES
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ENGINEER OF THE DISCREPANCIES PRIOR TO CONSTRUCTION. THE 2010 FLORIDA BUILDING CODE 2023 IS APPLICABLE TO THIS PROJECT. ALL CONSTRUCTION SHALL BE BRACED AND SHORED BY THE CONTRACTOR AS REQUIRED TO SAFELY PERFORM THE WORK.

FOUNDATION NOTES
FOUNDATION IS DESIGNED WITH A PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF IS PRESENT PRIOR TO FOOTING PLACEMENT. FOOTINGS SHALL BE PLACED ON COMPACTED SOIL, FINE OR ORGANIC DEBRIS.

CONCRETE NOTES
CONCRETE STRENGTH SHALL BE 2500 PSI AT 28 DAYS AND IN ACCORDANCE WITH A.C.I. 308. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A618 GRADE 60 WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A185.

CONCRETE MASONRY NOTES
CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530/ACI 530R-402. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C90. GRADE N, TYPE S ASTM C140 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM BASED ON THE NET CROSS SECTIONAL AREA. MORTAR SHALL BE IN ACCORDANCE WITH ASTM C270-04, TYPE S. ALL MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNDO. PROVIDE 6" PRECAST CONCRETE LINTELS AT ALL MASONRY OPENINGS WITH #5 BAR GROUTED SOLID AND WITH 6" STANDARD BEARING AT EACH END (4" MINIMUM) UNDO.

ROOF COVERINGS
ALL ROOF COVERINGS SHALL BE NOTED ON PLANS AND COMPLY WITH CHAPTER 905. A PACKET CONTAINING ALL MATERIALS FOR UNDERLAYMENT, FLASHING, AND COVERINGS AND ALL MANUFACTURER INSTALLATION REQUIREMENTS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT WHEN REQUIRED BY THE PERMITTING AUTHORITY.

WOOD FRAMING AND TRUSSES
ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS:
1. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (N.D.S.), BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
3. DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES BY T.P.I.
4. RECOMMENDED CODE OF STANDARD PRACTICE FOR THE METAL PLATE CONNECTED WOOD TRUSS INDUSTRY BY T.P.I.
5. BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS BY T.P.I.
6. QUALITY CONTROL MANUAL BY T.P.I.
7. HANDLING AND ERECTING WOOD TRUSSES BY T.P.I.
THE SPECIALTY TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES FOR ALL LOADS PRESCRIBED HEREIN. TRUSS DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS LISTED ABOVE. SHOP DRAWINGS AND CALCULATIONS REVIEWED AND SEALED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO USE IN THE PROJECT.
WOOD CONNECTORS SPECIFIED IN THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
ALL WALLS AND BOLTS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED ALL WOOD FASTENINGS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 FASTENING SCHEDULE IN THE F.B.C. UNLESS NOTED OTHERWISE IN PLANS FLASH AS REQUIRED PER FBC 903.2.

GENERAL NOTES:
1. CONTRACTOR IS TO ASCERTAIN THAT ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS AND THAT THE CONSTRUCTION DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE CONSTRUCTION DOCUMENTS ARE IN VIOLATION THEREOF, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING AND THE NECESSARY CHANGES SHALL BE INITIATED AND ACCOMPLISHED BY APPROPRIATE MODIFICATION.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. IF ANY DISCREPANCIES OCCUR, NOTIFY THE ENGINEER AT ONCE FOR CLARIFICATION.
3. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESURE TREATED.
4. ALL PRODUCTS AND MATERIALS SHALL BE APPLIED AND/OR INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR MASONRY OPENINGS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL PLAN DIMENSIONS ARE FROM FACE OF BLOCK OR FACE STUD AND ARE NOMINAL UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER PROOFING.
9. ALL FINISHES, FIXTURES, & TEXTURES ARE SELECT BY OWNER.
10. CONTRACTOR SHALL PROVIDE DRAINAGE SYSTEM BELOW PREFAB POOL SHELL PER MANUFACTURER'S SPECIFICATIONS.

ROOF FRAMING NOTES
ROOF STRUCTURAL SHEATHING SHALL BE SPAN RATED AND AS NOTED BY PLAN IN ACCORDANCE WITH APA PS 143 OR NDS PRE-ENGINEERED WOOD TRUSSES, RAFTERS AND OTHER ROOF FRAMING MEMBERS SHALL BE SPACED AT 2'-0" O.C. MAXIMUM. RIDGE AND VALLEY GEE MEMBERS SHALL HAVE A NOMINAL DEPTH DIMENSION OF 2" LARGER THAN RAFTERS AND SHALL BE 2-PLY FOR MEMBERS LONGER THAN 10'-0". ALL ROOF FRAMING MEMBERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER UNLESS NOTED OTHERWISE ON PLANS. UNDER ALL GUTTERS AND BEAMS BY FRAMED WALLS, A BUILT UP OR SOLID BURN COLUMN SHALL BE INSTALLED UNLESS NOTED OTHERWISE ON THE PLANS. STRAP MEMBERS DIRECTLY TO TOP AND BOTTOM PLATES WITH A MINIMUM OF SIMPSON SP4 OR EQUAL AT EACH STUD. THE DOANS OTHER THAN THESE ARE IDENTIFIED ON FRAMING PLANS.

WINDOWS AND DOORS
ALL WINDOWS AND DOORS SHALL BE DESIGNED TO MEET AT LEAST THE WIND PRESSURES SHOWN ON THESE PLANS. THE MANUFACTURER'S CERTIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT TIME OF APPLICATION FOR PERMIT. IF STRUCTURAL WOOD BLOCKS ARE TO BE USED, THE BLOCK SHALL BE ATTACHED TO THE SUBSTRATE PER THESE PLANS AND THE ATTACHMENT TO THE BLOCK SHALL BE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MECHANICAL AND HVAC
ALL MECHANICAL SYSTEMS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF CHAPTER R-10-R20. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.

CONTRACTOR
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS, PRIOR TO PROCEEDING WITH THE WORK. THE DRAWINGS DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORTS AND THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL MEMBERS AS REQUIRED FOR THE STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION, WHICH IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN PLANS, SECTIONS AND DETAILS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FT OF SUBMIT A WRITTEN REQUEST TO THE ENGINEER OF RECORD FOR APPROVAL OF ANY PROPOSED CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, SPLICES, CUTTING, NOTCHING AND OTHER ALTERATIONS TO THE STRUCTURAL MEMBERS ARE NOT PERMITTED WITHOUT WRITTEN AUTHORIZATION DOCUMENTS. THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT AMONG SPECIFICATIONS, STANDARDS, AND CODES.

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PROPOSED PLAN

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CADD: C-1.DWG
JOB NO. SHEET
24099 A-2
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FOR STUCCO ONLY

EXTERIOR WALL COVERING NOTES

R102.1 Exterior plaster. Installation of these materials shall be in compliance with ASTM C426, ASTM C1063 or ASTM C1181 and the provisions of the code.

R102.1.1 Lath. Lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1/2-inch-long (38 mm), 16-gauge nails having a 7/16-inch (11.1 mm) head, or 1/2-inch-long (22.2 mm), 16-gauge staples, spaced in accordance with ASTM C1063 or C1181, or as otherwise approved.

R102.1.2 Plaster. Plastering with cement plaster shall be not less than three coats where applied over any type of code-approved lath and shall be not less than two coats where directly applied over masonry, concrete, clay brick, stone or tile. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R102.1(i).

On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed. Cement plaster shall be in accordance with ASTM C426. Cement materials shall be in accordance with one of the following:

1. Masonry cement conforming to ASTM C91 Type M, S or N.
2. Portland cement conforming to ASTM C150 Type I, II or III.
3. Blended hydraulic cement conforming to ASTM C595 Type IP, IS(5/10), IL or IT(5/10).
4. Hydraulic cement conforming to ASTM C1157 Type GU, HE, HS, HS or MH.
5. Plaster (stucco) cement conforming to ASTM C1328.

The proportion of aggregate to cementitious materials shall be as set forth in Table R102.1(b).

R102.1.2.1 Weep screeds. A minimum 0.014-inch (0.35 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/12 inches (24 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C426. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

R102.1.3 Water-resistant barriers. Water-resistant barriers shall be installed as required in Section R102.2 and, where applied over wood-based sheathing, shall include a water-resistant vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing installed in accordance with Section R102.4 intended to drain to the water-resistant barrier is directed between the layers.

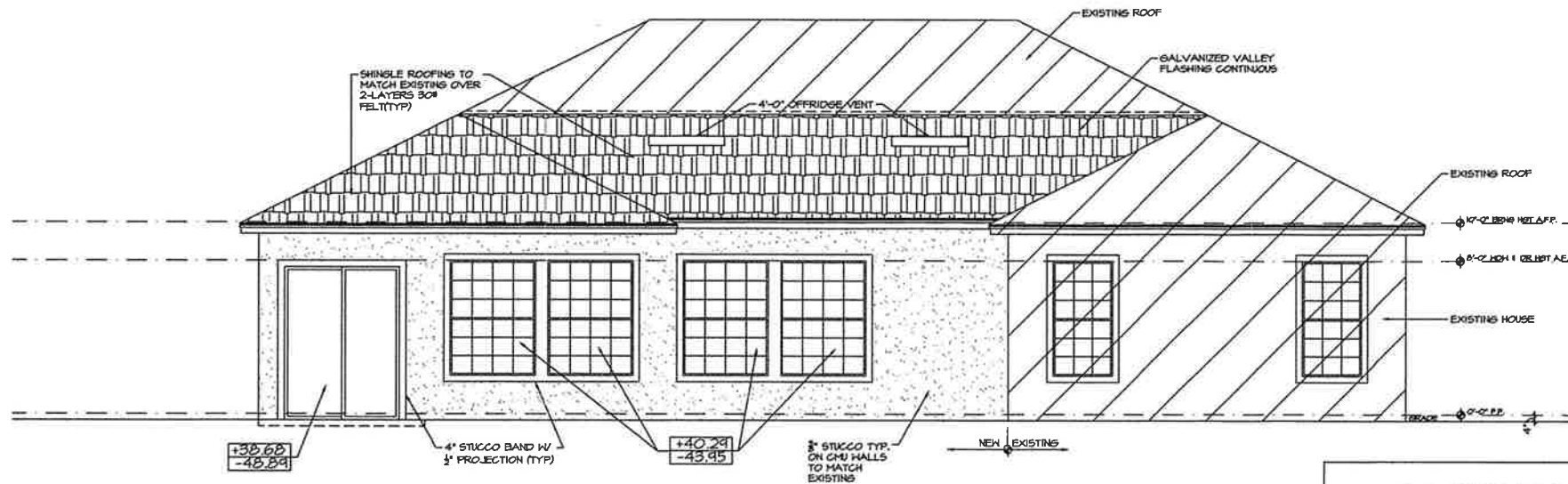
Exception: Where the water-resistant barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially non-water-absorbing layer or designed drainage space.

R102.1.4 Application. Each coat shall be kept in a moist condition for at least 48 hours prior to application of the next coat.

Exception: Applications installed in accordance with ASTM C426 including the reference in ASTM C426 Section 6 to Section A1.4.2 of the Appendix.

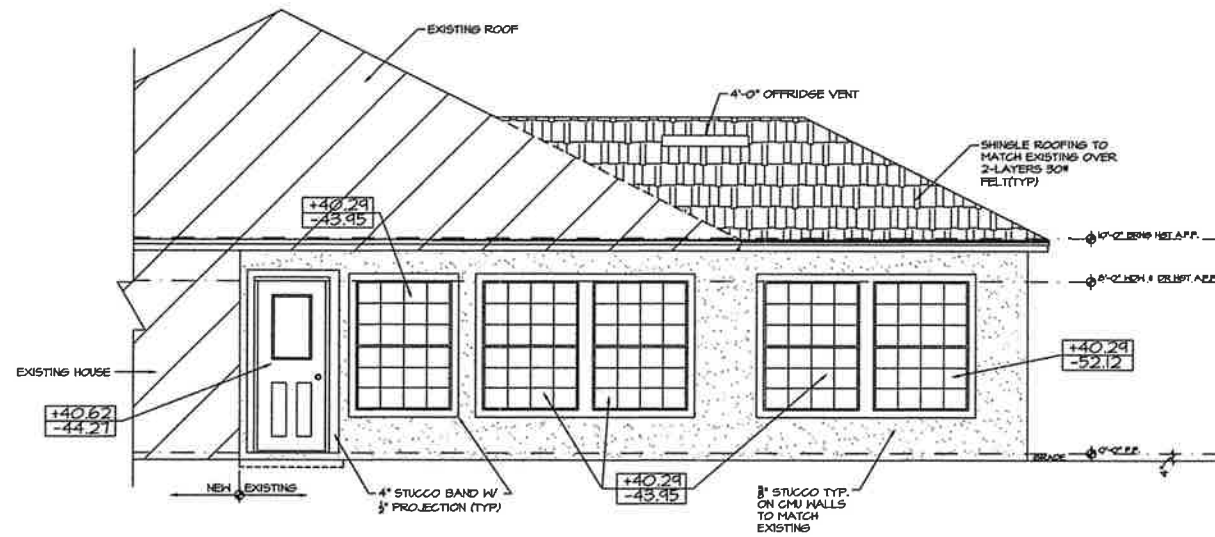
R102.1.5 Curing. The finish coat for two-coat cement plaster shall not be applied sooner than seven days after application of the first coat. For three-coat cement plaster, the second coat shall not be applied sooner than 48 hours after application of the first coat. The finish coat for three-coat cement plaster shall not be applied sooner than seven days after application of the second coat.

Exception: Applications installed in accordance with ASTM C426 including the reference in ASTM C426 Section 6 to Section A1.4.2 of the Appendix.



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Components and Cladding (C42) Wind Speeds per Ch. 16 Part 3 Roof & Wall

Wind Speeds per Ch. 16 Part 3 Roof & Wall

Direction	Zone	Wind Speed (mph)
North	Zone 1	138
	Zone 2	128
Northwest	Zone 1	138
	Zone 2	128
West	Zone 1	138
	Zone 2	128
Southwest	Zone 1	138
	Zone 2	128
South	Zone 1	138
	Zone 2	128
Southeast	Zone 1	138
	Zone 2	128
East	Zone 1	138
	Zone 2	128
Northeast	Zone 1	138
	Zone 2	128

Wind Speeds per Ch. 16 Part 3 Roof & Wall

Description	Zone	Wind Speed (mph)
Roof	Zone 1	138
Roof	Zone 2	128
Wall	Zone 1	138
Wall	Zone 2	128

WIND LOADING PER 8TH ED FLORIDA BUILDING CODE 2023, REF ASCE1-22

ULTIMATE DESIGN WIND SPEED: $V_{ult} = 138$ MPH (3 SECOND GUST)
 NOMINAL DESIGN WIND SPEED: $V_{nom} = 128$ MPH (3 SECOND GUST)
 RISK CATEGORY = "II"
 EXPOSURE CATEGORY = "C"
 INTERNAL PRESSURE COEFFICIENTS = +/- 0.18 (ENCLOSED)
 COMPONENT & CLADDING PRESSURES:
 PRESSURES LISTED ARE V_{ult} . TO CALCULATE V_{nom} MULTIPLY PRESSURE BY 0.6

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ELEVATIONS

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