
NOTICE OF PUBLIC MEETING
November 28, 2017- 6:30 PM

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Approval of Minutes
 - a. Approval of Planning & Zoning minutes for August 22, 2017
 - b. Approval of Planning & Zoning minutes for September 26, 2017
3. Public Hearing Case #2017-07- 023 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23- 30-0000- 00-005. (continued from the August 22, 2017 meeting)
4. Public Hearing Case #2017-10-013 - Pursuant to Belle Isle Code Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence in the front yard of a residential property, submitted by applicant John W. Holloway located at 6201 Matchett Road, Belle Isle, FL 32809 also known as Parcel #24-23- 29-3400- 00-162.
5. Public Hearing Case #2017-11-007 - Pursuant to Belle Isle Code Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a wall with gate in the front yard of a residential property, submitted by applicant Dina Janicke located at 2221 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23- 30-5120- 00-320.
6. Other Business
7. Adjourn

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

City of Belle Isle
Planning & Zoning Board Regular Session Minutes
August 22, 2017 – 6:30pm

Frank Kruppenbacher City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Steve Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Tuesday, August 22, 2017 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Vice Chairman Woods, Board member Templin, Board member Jervis, Board member Cheezum, Board member Shenefelt, City Planner April Fisher and City Clerk Yolanda Quiceno. Absent were Board member Lane, City Manager Bob Francis and City Attorney.

CALL TO ORDER

Vice Chairman Woods called the meeting to order at 6:35pm and opened with the Pledge of Allegiance.

Vice Chairman Woods welcomed our newly appointed Board member Russell Cheezum. He further reported that Board member Lane will not be in attendance and has been excused from this evening's meeting.

APPROVAL OF MINUTES

- Approval of Planning & Zoning minutes for July 25, 2017

Board member Templin moved to approve the minutes as presented.
Board member Shenefelt seconded the motion, which passed unanimously.

PUBLIC HEARING CASE #2017-07-023:

Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23-30-0000-00-005.

Chairman Fouraker opened the Public Hearing and called for the applicant presentation.

John Herbert from American Civil Engineers with offices at 207 N Ross Moss Road-Suite 211, Winter Springs, FL 32908 spoke on behalf of the applicant on the proposed airport parking facility on McCoy Road. He said the plan calls for a typical airport parking design with 540 cars on site. Part of the design to the North is to transition 25% of the R-1-A property to commercial.

Vice Chairman Woods said he is confused from the site plan as to how the residential area, being converted into essentially a big hole in the ground, offers itself as buffer between the residences and the parking lot. Mr. Herbert said the buffer is between 60ft in width on the east side and 150ft from the west and the retention pond will be three feet deep. There will be an

eight foot masonry wall along the full length of the north property line with a 15 foot masking buffer that would act as a sound barrier. Mr. Herbert further added that there will be a 5ft wide hedge buffer on the west side.

April Fisher, City Planner, clarified, from looking at the code, adjacent to public rights-of-way the landscape area of at least 5 feet wide along a republic street right of way is required. Of course with the site plan application you can consider the relationship of the application as far as any performance standards with respect to how it conforms to the neighborhood. The Board can request additional landscaping and buffering as criteria for the site plan and how it fits into the neighborhood.

Board member Templin asked for clarification on code requirements for placing a commercial business on residential property. April Fisher said the code is silent with respect to seeing a retention pond as a use. It will be prohibited if part of the commercial business was taking place on the residential portion. But because you find buffering and retention, even in residential districts with development, it is inferred that you may have that on a residential district. There is nothing in the code that would preclude that. Taking a look at the history of the site, and understanding that the residential portion was designated to serve as a buffer from the commercially properties; it would meet the intent of buffering from the residential community. She further noted that the staff was not able to find record of when the 25% was designated for the residential zoning designation. The City was able to find a copy of a future land use element map that shows the entire property as being commercial. She deferred to the applicant to explain how that 25% was designated.

John Herbert provided a copy of an earlier version of the Comp Plan that speaks to the McCoy/Trentwood site. He read the section of the Comp Plan as follows:

This property is located north of McCoy Road, west of Burbank Avenue, and south of Trentwood Boulevard. The property is heavily wooded. The existing land use map classifies the property as vacant and undeveloped. The allowable land use noted on the map indicates the northern quarter is designated as low density residential, and the southern three/quarters is designated commercial. The site has limited access. The site can be accessed from Burbank Avenue and Flowertree Road, two local residential streets, and via the driveway to the Econolodge. The low density residential designation, on only the north quarter, is not appropriate due the lack of access to that section of the property. Lack of access is also a problem if the property was designate medium or high density residential. A commercial land use classification for the entire property would not allow for a smooth land use transition from most intense to least intense uses. The future land use map provide for commercial land use accessing McCoy Road and single family medium density residential (5.5 to 7.5 units per acre) for the remainder which would access Burbank Avenue.

April Fisher said Section 54-32 states one of the most important functions of the low density residential land use is to preserve existing and future neighborhoods from encroachment of non residential uses and the stress of overdevelopment on the City's roads, parks and other services. Evaluating the application and applying that section as a buffer would be less intrusive to the adjacent residential neighborhood. With respect to the Comprehensive Plan it gets updated through time and the

City does not have the history of those changes; however, currently the official zoning map does show that northern portion of the site with a residential zoning designation.

John Herbert said as part of the design they did not develop on the 25% and have added a retention pond which is allowed on a R1A zoning.

Vice Chair Woods said one of the major issues that may arise from the existing neighborhood is the noise from this site and the Beachline. At this time it is mitigated by the density of approximately 200 trees. The new site plan reduces the existing trees by more than half and the newly planted trees will be approximately 12ft tall and will take a much longer time before it gets to the current tree density. It was argued during the build out of the Billboard that the trees were going to be hiding the lights from the residents. In addition he further noted that the parking lot acts very much like a lake, in being a smooth flat surface that reflects sound well.

There being no further comment from the applicant, Chairman Fouraker opened for public comment.

1. Michael Sims residing at 2606 Trentwood Blvd said the land was not 25% of what you see today. The land is about half the size of what it used to be and the line that defines the residential portion was never moved as reflected in the City's zoning map. He provided a petition with over 30 signatures opposing the development of the commercial parking. He stated that the proposed plan submitted is flawed and should be further researched by the City. He spoke of commercial runoff onto a residential pond and said the proposal violates the two most important requirements for approval (1) the intended use of the land; and (2) cannot cause undue harm to nearby residents.

April Fisher clarified that the code does not prohibit the handling of commercial storm water/runoff onto parcels that may have a different zoning category; it will only be the commercial use itself that would be prohibited on a residential property. There are no setback requirements for retention ponds however; following the site plan process they will have to go through an engineering review and must meet St. Johns Water Management requirements. With respect to the use of the airport parking, the applicant has a legal right to the use allowed in a C1 zoning commercial district. As part of the site plan approval review, the Board can request changes in terms of its design; however the City does not have a legal authority to deny a use that is listed as a permitted use in the zoning code. Discussion ensued on previous zoning applications and the encroachment of the 25% of the proposed application. April Fisher stated that the applicant has provided signed and sealed plans with a breakdown of the property. If the Board does not feel that they have sufficient information to evaluate what is really the residential portion versus the commercial portion they can request the applicant to provide the information or have the City staff research further.

Chairman Fouraker stated that he would like a legal determination from our Council and an external review. The Board does not have enough information and it is self evident that

there is a lot of grey area. He proposed for the Board to motion for a continuation to allow the City staff to research further. Discussion ensued. Chairman Fouraker asked the applicant if they have any further information that they would be able to present regarding the legal description of the property. The applicant said they do not have a title search or any other document to present.

2. Bob Harrell residing at 2800 Trentwood Blvd shared his concern with the “silent” commercial zoning use in the code and the zoning line of the residential property. He further added that the applicant should be required to leave at least 75% of the existing tree buffer at Burbank, along the south side of Trentwood. Discussion ensued.
3. Randall Smith, Attorney for the applicant residing at 533 Versailles Drive, Maitland FL 32751 said it would be most helpful, if the application is to be continued, that the Board provide clarification of the open issues to move the application forward.
4. Jill Neal residing at 2508 Trentwood shared her concerns on the challenges with the power lines on the easement at the adjacent property, the birds and wildlife living in the existing tree buffer and the added traffic that will create a bigger bottleneck on via Flora and McCoy.
5. Tom Ray residing at 2512 Trentwood Blvd. shared his concerns on the variance and the proposed 8ft commercial wall to be erected on residential property. He further shared his frustration with the build out of the existing Bill board and the restrictions that were not followed by the contractor.
6. Linda Sims residing at 2606 Trentwood Blvd said the first four houses on Trentwood Blvd own 14ft of property beyond their residential fence and the proposed plans do not show that detail.
7. Mafel Patel hotel owner of Comfort Suites located at 2601 McCoy Road shared his concern with the capacity of the traffic on a one way road leading towards McCoy Road. Secondly, the buffering wall towards the east side will obstruct the view of his hotel on the west side. Discussion ensued. Mr. Patel said their proposed plan will cause a traffic issue with his guests coming in and out of the property specifically on peak hours.
8. Kim Smith residing at 2504 Trentwood Blvd. spoke in opposition and shared her concerns with current traffic and the proposed request.
9. Paul Brock residing at 1936 McCoy Rd. spoke on behalf of the applicant and stated that the project is comprised of a number of investors and have had various meetings with the community. He erred on the side of caution and was not told that he was required to have any information on the 25% residential portion of the property. He asked for clarification on a meaningful way to address these issues and move forward with the project. The applicant has followed the code and has not broken any laws.

There being no further comment Chairman Fouraker closed public comment and opened for Board discussion.

Board member Templin made the motion to table the request to allow the applicant and the City to find further information on the original survey and zoning.

Board member Shenefelt seconded the motion and called for clarification on the open issues.

April Fisher further stated, with respect to the wildlife, that this board is not in the position to address wildlife. However the applicant will have to follow environmental permitting requirements with the State before submitting for the building permit. With respect to a traffic study, it is anticipated that the traffic impact has already been accounted for due to the property already being designated as a commercial property. The applicant was asked to provide a traffic count which has been included on the site plan. Discussion ensued on roadway capacity and land use restrictions. The applicant will be required, in their due diligence, to produce any documents in their possession or research the legal description for the residential zoned properly. It will become a legal discussion if the City cannot determine which portions are legally zoned.

Vice Chairman Woods asked for a legal determination on retention for a commercial property on residential property due to the fact that it is not clear in the code.

Chairman Fouraker further called for legal clarification on the egress of the two neighboring properties and asked for the applicant to provide a cross access agreement with the site plan. He further recommended that the applicant meet with the community out of the public forum.

After Board discussion, April Fisher stated the following conditions of continuance,

1. Staff is to research City records for the determination of legal zoning of the residential and commercial portions.
2. The Applicant is to provide a legal cross access agreement created with the property owner to the west.
3. Request a legal opinion from the City Attorney with respect to determining the legal zoning of all portions of the property.
4. Request from the applicant to produce the legal documents they have that verify, by legal description, what is commercial and residential property.
5. A legal determination whether the applicant can have commercial retention on residentially zoned property.
6. The applicant is to identify all utility easements on the subject property.

April Fisher said the Board may consider a motion that would continue this item with the specific requested conditions with the site plan to be considered.

After discussion, no action was taken on the motion made by Board member Templin to table the request.

Vice Chairman Woods made the motion to continue this process until the Applicant and the City have accomplished the following,

- 1. The Staff research the legal zoning of the property in question which will also include the extense of zoning.**
- 2. The Applicant is to produce a cross access agreement with the property owner to the west.**
- 3. For the City Attorney to determine the legality of the zoning of all portions of the property; and of the use of the residential property for retention for a commercial property.**
- 4. For the applicant to produce the legal documents same as number 3.**
- 5. The Applicant should produce a boundary survey showing the existing easement and infrastructure of the property.**
- 6. The Applicant o provide backup material on their traffic analysis**

Board member Templin seconded the motion which was unanimously passed

Ordinance 17-10

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING AIRPORT ZONING REGULATIONS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 44, COMMUNICATION TOWERS, TO CREATE ARTICLE V. AIRPORT ZONING REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman Fouraker read Ordinance 17-10 by title.

Being that there was no one present from the public to comment, Chairman Fouraker opened for Board discussion.

April Fisher, City Planner said this ordinance will put into effect a requirement that the State Legislature passed down to local government and the Airports in 2016. They are seeking for local government to provide the determination whenever a structure may impact the airport based on its height.

April Fisher clarified for the record Attorney Kruppenbacher did not serve in the capacity as legal counsel for this legal document. There is no conflict from him being on the Greater Orlando Aviation Authority Board and City Counsel. The Inter-Local Agreement has been approved by City Council and this is the

second step required to incorporate into our City Code. The agreement will provide a check and balance between the local government and the airports in protecting the airspace.

Vice Chairman Woods noted some scriveners' error in items 37(b) and 38(a).

Board member Templin motioned to recommend approval of Ordinance 17-10 for airport regulations to City Council.

Board member Jervis seconded the motion, which passed unanimously.

OTHER BUSINESS

Board member Templin asked if the code could be changed to not allow commercial retention ponds on residential properties. April Fisher said it is a legal question and this current situation should be rare. She further added that it would be beneficial to have the City's Engineer involved in the discussion. The Board briefly discussed split zonings and the Comprehensive Plan.

The Board addressed the public comment on the build out of the Billboard and made a formal request for the City Clerk to have the Code Enforcement division reconcile if the recommendation of the Board were conformed to the building process of the Billboard.

ADJOURNED

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 8:15pm.

Yolanda Quiceno

City Clerk, CMC

City of Belle Isle
Planning & Zoning Board Regular Session Minutes
September 26, 2017 – 6:30pm

Frank Kruppenbacher City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Steve Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Tuesday, September 26, 2017 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Vice Chairman Woods, Board member Cheezum, Board member Shenefelt, City Manager Bob Francis, Attorney Tom Callan and City Clerk Yolanda Quiceno. Absent were Board member Templin, Board member Jervis, Board member Lane and City Planner April Fisher.

CALL TO ORDER

Chairman Fouraker called the meeting to order at 6:30pm and opened with the Pledge of Allegiance.

APPROVAL OF MINUTES

- Approval of Planning & Zoning minutes for August 22, 2017
 Chairman Fouraker stated that there are no minutes to be reviewed. The minutes for August 22, 2017 will be made available and reviewed at the next Planning & Zoning meeting.

Chairman Fouraker asked for Board approval to rearrange the order of the agenda items. He requested Board approval, per the City Manager’s memo dated September 24, 2017, to move item# 4 P&Z Case number 2017-08-025 to a later date to allow staff time to further review the history surrounding the parcel and the adjoining property.

P&Z Case Number 2017-08-025:

PURSUANT TO BELLE ISLE CODE SEC. 48-32 (3) AND SEC. 48-33, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO BUILD A 930 SQUARE FOOT ROOF STRUCTURE OVER AN EXISTING RESIDENTIAL DOCK, WITH A LARGER AREA THAN WHAT IS NORMALLY PERMITTED BASED ON THE LINEAR SHORE LINE FRONTAGE FOR THE LOT, SUBMITTED BY APPLICANT SUMMERTIME DECK AND DOCK, LOCATED AT 7210 SEMINOLE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 29-23-30-4389-04-050

Vice Chairman Woods motioned to move Case No. 2017-08-025 to the following Planning and Zoning meeting.

Board member Cheezum seconded the motion, which passed 4:0.

P&Z Case Number 2017-08-035:

PURSUANT TO BELLE ISLE CODE SEC. 50-102 (D) (1) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE A SWIMMING POOL CLOSER THAN 35 FEET FROM THE NORMAL HIGH-WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT FREDERICK CHRISTENSEN, JR., LOCATED AT 2203 HOFFNER AVENUE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL NUMBER 18-23-30-5120-00-360. THE APPLICANT IS SEEKING TO USE 7.1 FEET OF THE REQUIRED 35-FOOT SETBACK TO BUILD THE POOL AND POOL DECK.

Ashley Papagni and Frederick Christensen homeowners of 2203 Hoffner Avenue said they just moved into the City in June and are looking to build a pool. Brian from All Seasons Pools is also available to answer any questions.

Vice Chairman Woods noticed on the sketch that the incorrect datum was used. Attorney Callan stated that the datum must be correct as part of the condition of the variance.

Vice Chairman Woods further added that the applicant is requesting a variance for the pool setback but the dimension from the pool to the NHW contour is not noted on the plans as required. Due to the fact that the pool setback is not shown and the deck will also require a variance the applicant will have to resubmit for a new hearing. He further noted that the yellow sign posted at the applicant's home was not up continuously for the entire 10 days before the hearing would leave the results open for dispute. The applicant stated that he removed the sign not knowing that it had to be posted for the ten days.

Attorney Callan said removal of the posting affects the notice. The variance will need to be re-advertised and posted for the next Public Hearing. He recommends that the applicant withdraw his application and resubmit a new variance application showing the correct datum, pool deck setback and the pool edge setback for a new hearing.

The applicants withdrew their application and stated that they will resubmit as recommended.

Attorney Callan gave a brief overview of P&Z Case Number 2017-08-025 located at 7210 Seminole Drive. He said there are numerous problems with the application,

1. the wrong address on the survey;
2. the application and the property have two different numbers;
3. quality of the survey data is not the greatest;
4. with a non-conforming boat dock, it is not eligible to have any type of variance to increase a non-conforming situation and cannot legally satisfy the requirements of a variance; and
5. the issue that the placement of the dock in relation to the side lot line may be encroaching on the neighboring property.

Attorney Callan recommends the Board table the variance request as presented for further research by staff. He asked the applicant to contact the City Manager and City staff for further information.

ORDINANCE 17-08:

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, CREATING A DEFINITION FOR "AUTOMATED EXTERNAL DEFIBRILLATORS"; CREATING CHAPTER ENTITLED "AUTOMATED EXTERNAL DEFIBRILLATORS" TO REQUIRE AUTOMATED EXTERNAL DEFIBRILLATORS AT CERTAIN BUILDINGS; PROVIDING FOR THE INSTALLATION AND OPERATION REQUIREMENTS TO MAINTAINING AN AUTOMATED EXTERNAL DEFIBRILLATOR; PROVIDING FOR FEES, PENALTIES AND APPLICABILITY; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

Chairman Fouraker read the Ordinance for the record.

City Manager Francis said, per Council's request, the draft ordinance is to be considered, especially for places of public assembly and in the best interest of the public to require Automatic External Defibrillators (AED) in buildings. Noting has occurred in Belle Isle; however throughout the nation there is data and case studies that AED's are beneficial. This will require placement of the AED's per the Florida Building Code. The City has agreed to assist those businesses, who are experiencing a hardship, with grants to apply for funding. The cost of the AED unit will run from \$1,200-\$1,900 per unit, not including maintenance.

Chairman Fouraker provided a supplemental document by Chairman Woods referencing Section 304 of the Florida Building Code. Vice Chairman Woods said he spoke with a few businesses who stated that

some already have AED units and have not had the need to use them within the past seven years. In addition, the annual maintenance costs will run approximately \$100-\$200 per unit.

Chairman Fouraker asked if this Ordinance is enacted who will be enforcing compliance, who decides who qualifies for a unit and what is the time frame for placement. Mr. Francis said the City will review all large existing commercial businesses and new development in the City and will provide their determination. The unit will be required to be placed within 180 days of approval.

Vice Chairman Woods said it seems like the City is creating a burden for businesses to solve a problem that may never occur. We don't want to give businesses additional burden to do business in our City. City Manager Francis said the AED may never be needed however, it is a life safety issue such as a fire extinguisher; you may never need it but you will be glad that it's there.

Vice Chairman Woods said there are a few businesses that already have AED's and is wondering if there are State Regulations that require the equipment on premises of specific business types. Discussion ensued on the permitting process. After discussion, Attorney Callan made the following revisions to the Ordinance as follows,

Page 2 – Applicability

Section reads, "The owner of an existing building required to have an automated external defibrillator device shall comply with this chapter within 180 days of the effective date of this chapter. After the effective date of this chapter, the owner of any new building constructed that is required to have an automated external defibrillator device shall comply with this chapter."

Should read, "The owner of an existing building required to have an automated external defibrillator device shall comply with this chapter within 180 days of the effective date of this chapter unless given an additional 90 day extension by the City Manager upon request. After the effective date of this chapter, the owner of any new building constructed that is required to have an automated external defibrillator device shall comply with this chapter."

Vice Chairman Woods said he believes this is being put in place without sufficient research and we currently do not have any input from the business in Belle Isle. He polled the audience and found no local business owners present. Discussion ensued on public assembly areas and how it applies to the Florida Building Code.

Board member Shenefelt said he is in general hesitant to create more regulations however, he understands the need for public safety.

Chairman Fouraker opened for public comment.

Kent Peroux residing at 7222 Seminole Drive said he is aware of several small businesses who have volunteered to purchase defibrillators. The AED is a computer that automatically does everything and the safety issue out weights the fee associated.

There being no further comment Chairman Fouraker closed the public comment section and opened for Board discussion.

Vice Chairman Woods suggested sending a brief survey to the businesses to allow them a chance to weigh in on the regulation. The survey can include questions asking about their business size i.e. Size of building,

staff, number of seats; do they have a defibrillator; would they purchase a defibrillator, and at what cost; and are there any existing regulations in their industry that would require one. Or, maybe instead of a regulation we can have implement some public education to encourage voluntary AEC installations.

After discussion, City Manager Francis withdrew the request to allow staff to research further. Board consensus was to accept Mr. Francis' request to withdraw his request of Ordinance 17-08 for further research.

ORDINANCE 17-12:AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT OF "LOT 2 WALLACE STREET" AND REZONING THAT CERTAIN PROPERTY LOCATED ON WALLACE STREET, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 24-23-29-8977-00-021 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-AA) TO PUBLIC BUILDINGS DISTRICT(PUB); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

City Manager Francis gave a brief overview of the Wallace Property. The Wallace property was purchased by the City two years ago and zoned R1AA. The City Council would like to have this location added to the open space inventory. At the request of Council, he is bringing forward Ordinance 17-12 for an open space zone change PUB classification. The only structure to be placed on this property will be a surrounding fence and a gate to maintain access. The Board discussed possible joint maintenance responsibilities with Cornerstone Charter School.

Vice Chairman Woods asked if the Board can write into the ordinance that it will remain as open space. Attorney Callan said City Council's ownership of land is a legislative act and would not recommend City Council to limit the use of City property.

Attorney Callan said the sole purpose for this Board is to get the zoning in place to ensure that the use of the property by the City is not in violation and to allow the approval process to begin.

Chairman Fouraker opened for public comment. There being no further comment Chairman Fouraker closed the public comment section and opened for Board discussion.

Board member Shenefelt recommended to change the zoning of the Wallace Property also know as Parcel #24-23-29-8977-00-021 from R1AA to Public Buildings PUB.

Board member Cheezum seconded the motion which passed 4:0.

OTHER BUSINESS

Vice Chairman Woods said in reviewing the Charter he has found that it references the NHWL 86.4 contour line. He would like to look through the Code and change these references to the "NHW Contour", as we recently defined in the new dock ordinance, so that when the County datum changes the City will not have to re-do the code.

ADJOURNED

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 7:50pm.

Yolanda Quiceno

City Clerk, CMC

NOTICE OF PUBLIC MEETING

NOVEMBER 28, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 3 MEMORANDUM

TO: Planning and Zoning Board
DATE: November 17, 2017

Public Hearing Case #2017-07- 023 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23- 30-0000- 00-005. (Continued from the August 22, 2017 meeting)

Background:

1. On June 14, 2017, American Civil Engineering Co. representing the applicant submitted the application and required paperwork.
2. On June 29, 2017, the City Planner provided Staff comments and required revisions to the application.
3. A Notice of Public Hearing legal advertisement was placed in the Saturday, July 15, 2017 Orlando Sentinel.
4. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, July 14, 2017.
5. On July 25, 2017 the Planning & Zoning Board motioned to have Case#2017-07-023 reposted for a date certain of August 22, 2017.
6. A Notice of Public Hearing legal advertisement was placed in the Saturday, August 12, 2017 Orlando Sentinel. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, August 10, 2017.
7. On August 22, 2017, the Planning & Zoning Board made the motion to table the request to allow the applicant and the City to find further information on the original survey and zoning.
8. On 11/2/2017 the applicant submitted a revised application and required paperwork.
9. Letters to the abutting property owners within 300 feet of the subject property were mailed on Wednesday, November 15, 2017.
10. On November 17, 2017, the City Planner provided Staff comments and required revisions to the application.
11. A Notice of Public Hearing legal advertisement was placed in the Saturday, November 18, 2017 Orlando Sentinel.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE or DENY:

"I move to recommend (Approval or Denial / or Approve with conditions) to City Council this request of a proposed commercial development submitted by applicant Thirumala Property's, LLC c/o American Civil Engineering, Co. consisting of one tax parcel referenced located at 2635 McCoy Road, Belle Isle, FL 32809, Orange County also known as Parcel #30-23-30-0000-00-005.

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



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

To: The Planning and Zoning Board

Date: October 26, 2017

Re: Research on 2635 McCoy Road

In review of the documents on file at Belle Isle City Hall and Comprehensive Plan transmittals to the Florida Department of Economic Opportunity (DEO), the following items have been determined. Please note that this determination is based on the available data and files. Should additional data or files regarding ordinances and rezoning actions be produced that substantiate other findings, this determination could change. (Supporting documentation is attached.)

1. The Official Zoning Map of June 30, 1975 shows the portion of the property West of Burbank Avenue and North of the southern line of Flowertree Road zoned R-1 residential and the portion of the property West of Burbank Avenue and South of the southern line of Flowertree Road zoned C-1 commercial.
2. The Zoning Map of 1980 identifies that the Northern 150 feet (possibly wider on the western portion but the width noted is not legible) of the subject property is zoned R-1-A, along with a portion of the property abutting Burbank Avenue, however no dimension is provided for the portion abutting Burbank.
3. The transmittal copy of the December 6, 1990 Comprehensive Plan identifies the northern quarter of the property as low density residential and the southern three-quarters as commercial.
4. The 2008 Evaluation and Appraisal Report transmittal to the DEO provides both a future land use map and zoning map that identifies the northern portion of the property as low density residential future land use with R-1-A zoning and the southern as commercial future land use with a C-1 zoning. These maps appear consistent with the current future land use and zoning map designations for the property.
5. The current Official Zoning Map, dated January identifies the northern portion of the property as low density residential and the southern as commercial. The line appears to follow the 150 feet of width for the northern portion consistent with the Official Zoning Map of 1980. There is no required residential zoning on the eastern side, however.

Findings:

Based on the determinations above, the City's current Official Zoning Map is legally enforceable to indicate that the southern portion of the property is zoned C-1 Commercial with the northern portion of 150 feet in continuous width is zoned with a residential R-1-A designation.



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

November 16, 2017

Site Plan Review: 2635 McCoy Road

Applicant Request: Airport Parking

Existing Zoning/Use: Retail Commercial District (C-1)/ Vacant

This agenda item was continued at the August 22, 2017 Planning and Zoning Board meeting pending additional information being provided by staff (planning consultant), the City Attorney, and the applicant. The specific information requested by the board is identified below. Additionally, this report identifies how each item has been addressed by the planning consultant, the City Attorney, and the applicant.

Additional Information Requested by the Board

1. The staff research the legal zoning of the property in question which will also include the extent of zoning.
2. The Applicant is to produce a cross access agreement with the property owner to the west.
3. For the City Attorney to determine the legality of the zoning of all portions of the property; and of the use of the residential property for retention for a commercial property.
4. For the applicant to produce the legal documents same as number 3.
5. The Applicant should produce a boundary survey showing the existing easement and infrastructure of the property.
6. The Applicant to provide backup material on their traffic analysis.

Staff Response

(response to #1, 3, and 4 above) In review of the documents on file at Belle Isle City Hall and Comprehensive Plan transmittals to the Florida Department of Economic Opportunity (DEO), the following items have been determined by the planning consultant and City Attorney. Please note that this determination is based on the available data and files. Should additional data or files regarding ordinances and rezoning actions be produced that substantiate other findings, this determination could change. (Supporting documentation is attached at the end of this report.)

1. The Official Zoning Map of June 30, 1975 shows the portion of the property West of Burbank Avenue and North of the southern line of Flowertree Road zoned R-1 residential and the portion of the property West of Burbank Avenue and South of the southern line of Flowertree Road zoned C-1 commercial.
2. The Zoning Map of 1980 identifies that the Northern 150 feet (possibly wider on the western portion but the width noted is not legible) of the subject property is zoned R-1-A,

- along with a portion of the property abutting Burbank Avenue, however no dimension is provided for the portion abutting Burbank.
3. The transmittal copy of the December 6, 1990 Comprehensive Plan identifies the northern quarter of the property as low density residential and the southern three-quarters as commercial.
 4. The 2008 Evaluation and Appraisal Report transmittal to the DEO provides both a future land use map and zoning map that identifies the northern portion of the property as low density residential future land use with R-1-A zoning and the southern as commercial future land use with a C-1 zoning. These maps appear consistent with the current future land use and zoning map designations for the property.
 5. The current Official Zoning Map, dated January identifies the northern portion of the property as low density residential and the southern as commercial. The line appears to follow the 150 feet of width for the northern portion consistent with the Official Zoning Map of 1980. There is no required residential zoning on the eastern side, however.

Based on the determinations above, the City's current Official Zoning Map is legally enforceable to indicate that the southern portion of the property is zoned C-1 Commercial with the northern portion of 150 feet in continuous width is zoned with a residential R-1-A designation. The applicant could not produce zoning documentation that refutes staff's findings. The applicant has revised their plan to accommodate the 150-foot width of residential zoning.

With respect to use of the residential portion of the property being used for retention of the commercial building/use on the commercial portion, the City Attorney and planning consultant concurred that there is no prohibition in the Code to use the residential portion for such retention. Retention is a common provision for development regardless of zoning category.

(response to #2 above) The applicant has stated that they have attempted to enter into a cross-access agreement with the adjacent property owner to the west, however, this has been unsuccessful. The City Attorney researched this issue and has found records of dedicated access easements recorded. The applicant is not proposing to restrict access to the adjacent property owner and in fact shows the subject access on their proposed development plan.

(response to #5, and 6 above) The applicant has updated their boundary survey showing existing easements and infrastructure on the property. The applicant has provided updated traffic analysis which they will speak to at the Board meeting.

Additional information: In discussions between all parties, two items came to light- 1.) during the August 22nd meeting, the applicant indicated they were proposing grass parking. Staff identified that this will require a variance per the Code. The applicant has stated that the revised plan omits the grass parking areas, there are some references on Sheet 6 of 9 that need to be revised to reflect this; 2.) the previous plan, and the updated plan, show the required wall abutting the neighboring residential properties instead of being located on the commercial line of the subject property. Staff discussed with the applicant that this wall may be more well-suited located on the commercial/residential boundary of the subject site. There is some fluidity in preference with the wall location. The Board may want to discuss the merits of either consideration.

Staff Comments

Should the Board approve the proposed site plan, staff recommends the following conditions as part of the approval:

1. The applicant indicates that they have removed the proposed grass parking, however, Sheet 6 of 9 contradicts this and must be revised or a variance would be required.
2. As part of a building permit application, a lighting plan be required to show foot-candle measurements and how light will not spill over onto adjacent residential properties.
3. A dumpster permit shall be required as part of the building permit process. Please show the proposed location on the development plan.
4. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs. The owner must execute a recordable document which requires construction and maintenance of the wall in good repair. The plan needs to be revised to correct the buffer width discrepancies where they call out a five-foot or fifteen-foot width in the specified east, south, and west boundary locations on Sheet 3 of 9.
5. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
6. A separate sign permit application is required.
7. Subject to language acceptable to the City Attorney, that the property owner will provide an affidavit that the ingress/egress access for the adjacent property owner to the West will not be restricted or blocked but will be maintained if a cross access agreement is not possible.

Additional Notes

Please note that the Board may approve the proposed site plan 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.

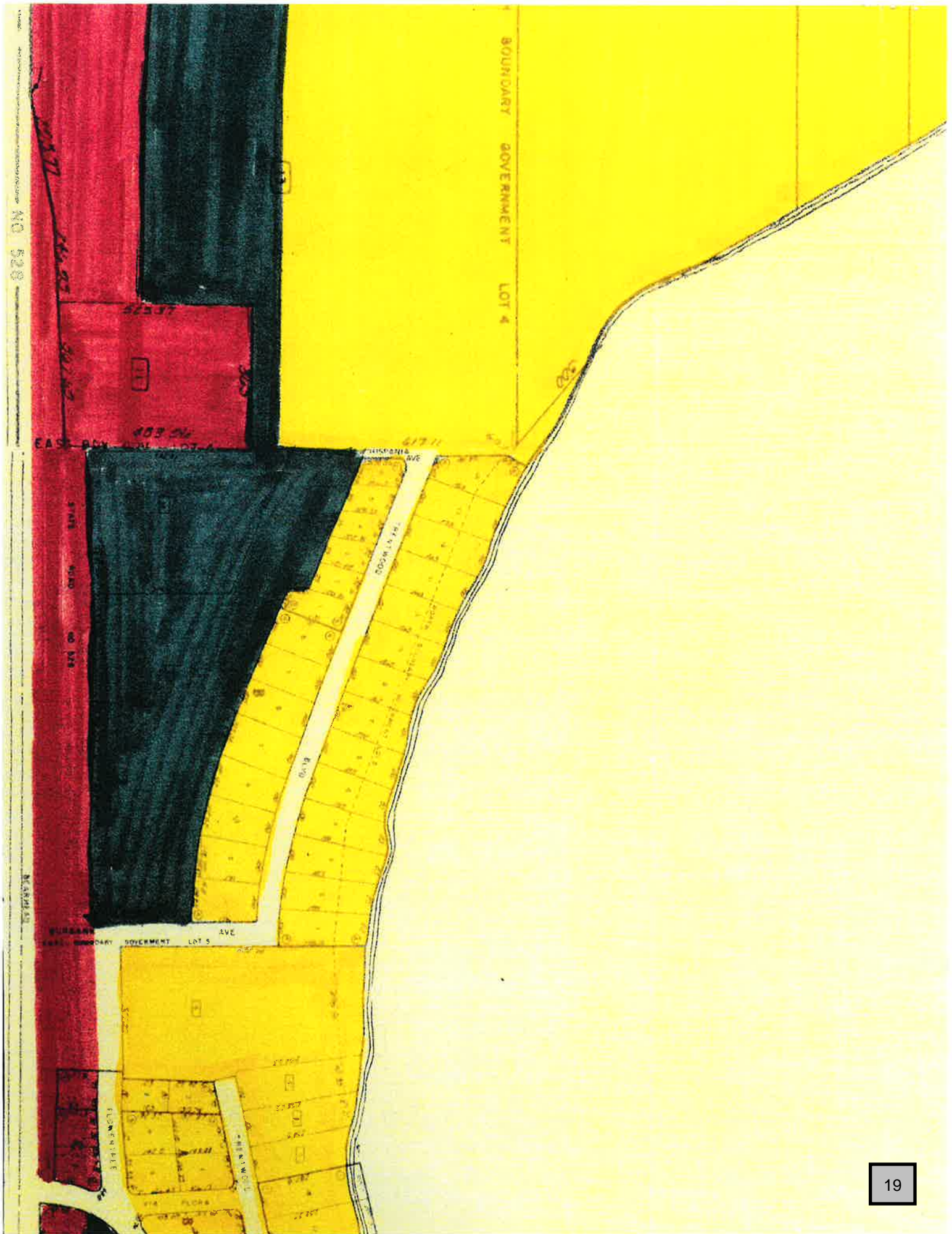
A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.

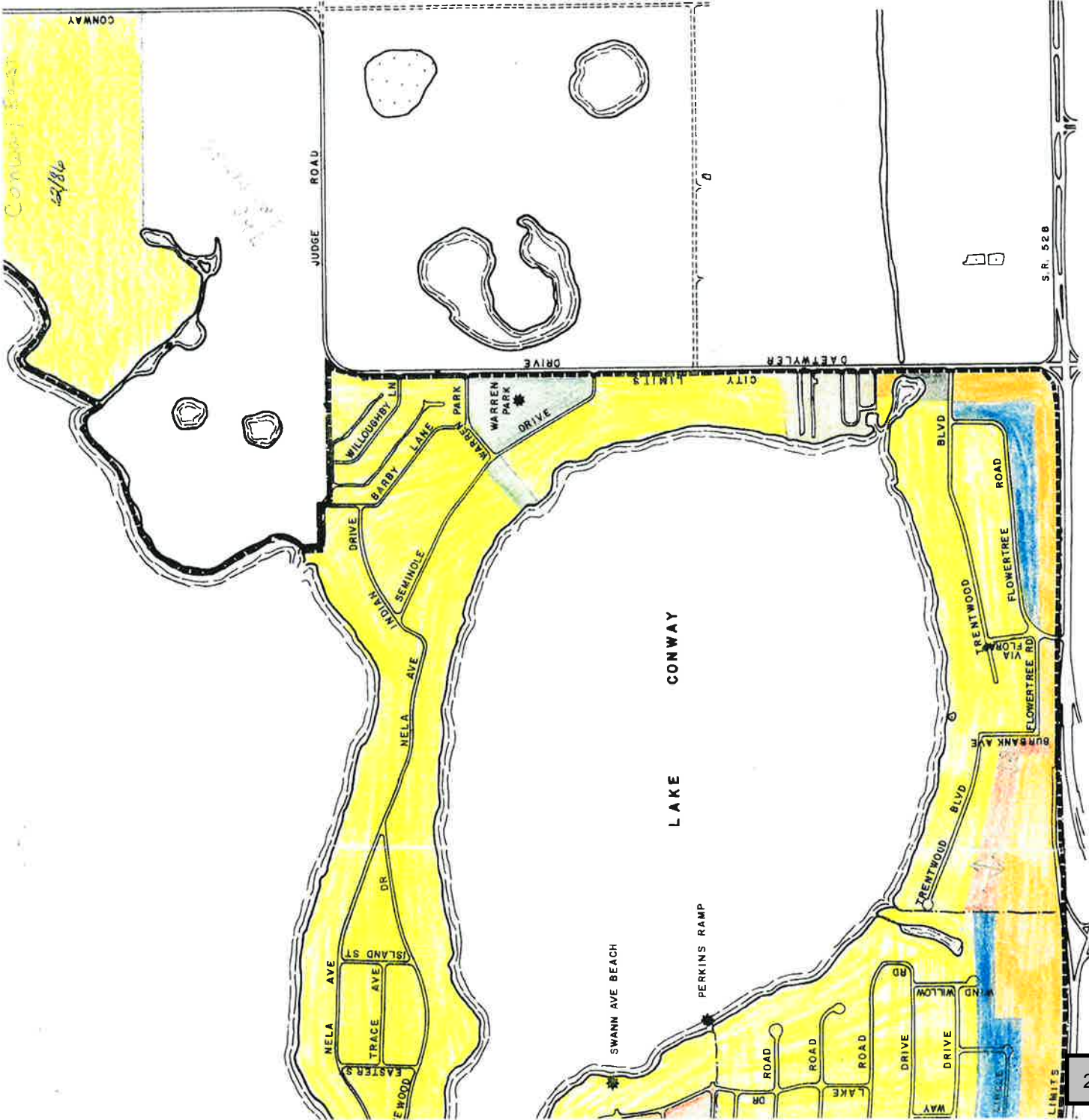
OFFICIAL ZONING
OF
THE CITY OF BELLEVILLE

- RIAA
- RIA
- R1
- R2
- R3
- COMMERCIAL, C-1
- PARKS
- P-O

as adopted by Ordinance
and effective on June 30,

W. C. Hand
MAYOR





CITY OF BELLI

P. O. BOX 13135
 BELLE ISLE, FLA. 321

1980

LAKE CONWAY

R1AA

TRENTWOOD BLVD.

R1AA

150'

R1A

150'

C1

R1A



R1AA

VIA FLORA

R1A A

R1AA

R1A A

FLOWERTREE ROAD

O.C. ROW

OC ROW

FRONTAGE ROAD



R1

C1

FRONT

MC COY ROAD

 - PROPOSED RE-ZONING

4 DAY PROPERTY SITE

This property was subdivided into three lots in 1990. The property is shown on the existing land use map as low density residential. The future land use map designates the property as low density residential. This will allow consistency with the surrounding properties and lakefront development policies.

5 OAK ISLAND SITE

The property is located at the end of Oak Island Road and Pleasure Island Drive. The property is being developed as the Oak Island Subdivision. Access to the property will be provided by way of Oak Island Road and Pleasure Island Drive. The development will consist of 35 single family half-acre lots. The property is shown on the existing land use map as vacant and undeveloped. The future land use map designates the property as low density residential.

6 LA SUITE MOTEL SITE

The property is located at the northwest corner of McCoy Road and Daetwyler Drive. The property is being developed as a La Suite Motel, which is owned by Best Western. The project will be accessed from Daetwyler Drive and McCoy Road. The existing land use map classifies the property as vacant and undeveloped. The future land use map shows the property with a commercial land use.

7 MCCOY/TRENTWOOD SITE

This property is located north of McCoy Road, west of Burbank Avenue, and south of Trentwood Boulevard. The property is heavily wooded. The existing land use map classifies the property as vacant and undeveloped. The allowable land use noted on the map indicates the northern quarter is designated as low density residential, and the southern three/quarters is designated commercial. The site has limited access. The site can be accessed from Burbank Avenue and Flowertree Road, two local residential streets, and via the driveway to the Econolodge. The low density residential designation, on only the north quarter, is appropriate due to the lack of access to that section of the property. A commercial land use classification for the entire property would not allow for a smooth land use transition from most intense (industrial) to least intense uses (low density residential). The future land use map provides for commercial land use accessing

McCoy Road and low density residential for the remainder which would access Burbank Avenue. This combination would allow for a smooth transition of land uses.

8 MCCOY FRONTAGE ROAD SITE

The site consists of two properties located on the frontage road along the north right of way of McCoy Road, between Days' Inn and Aaron Rents. The site is accessed via the frontage road. There is no access from the residential area to the north. The existing land use map delineates the north property as low density residential and the south property as commercial. Due to the lack of residential access, the entire site has a commercial land use designation on future land use map. There are no approved development plans for the northern site, which is owned by Days Inn. The southern site has been approved by the City Council for a 12,000 square foot gift shop and restaurant. However, no construction has begun.

9 MCCOY ROAD SITE

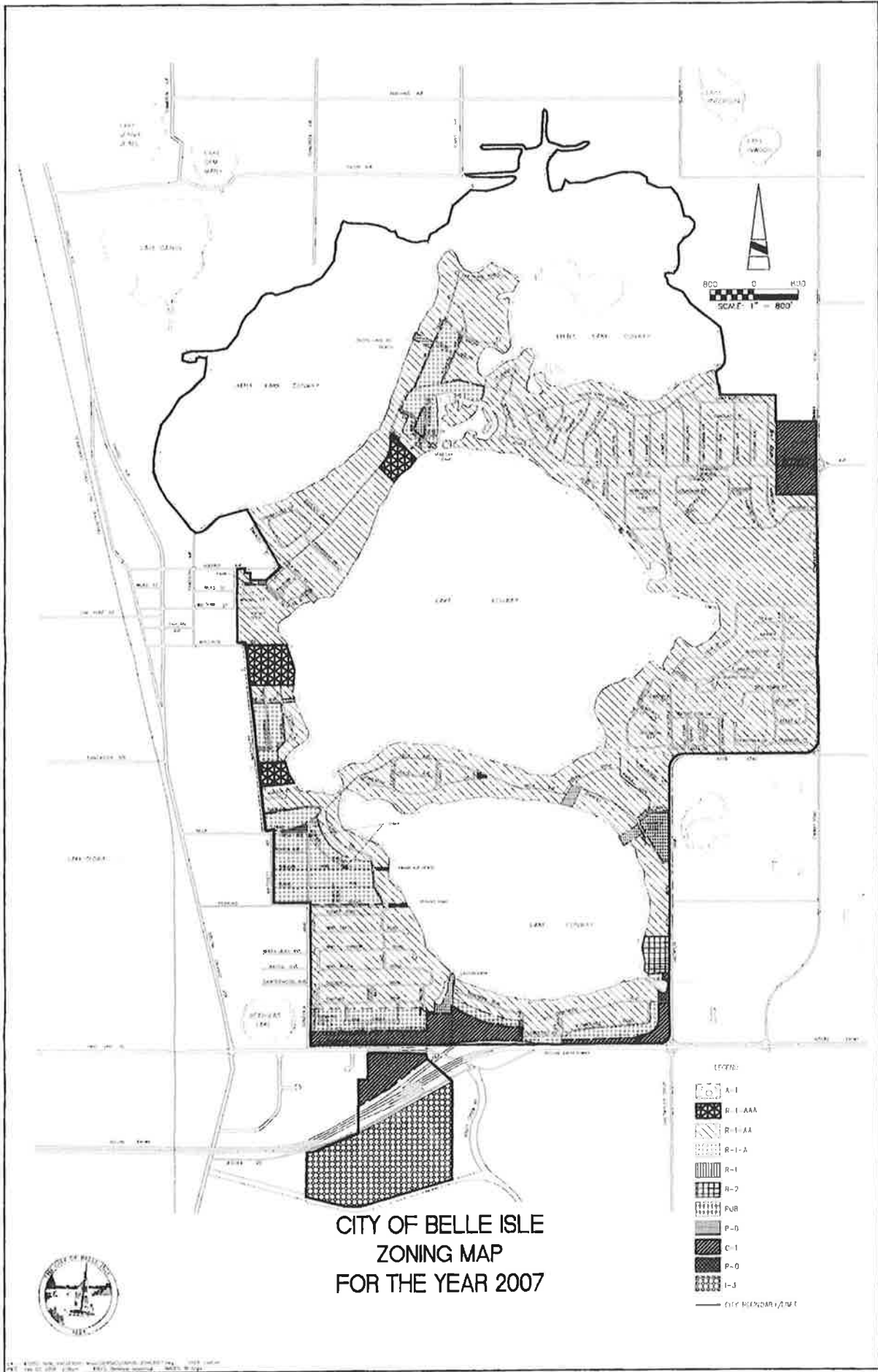
The site is located on McCoy road between the Travelodge and the Phillips 66 gas station. The only access is from McCoy Road. The property abuts low density residential to the north. The property has a vacant and undeveloped land use classification on the existing land use map. The future land use map indicates the property has a commercial land use designation. The City has not reviewed any plans for developing this property.

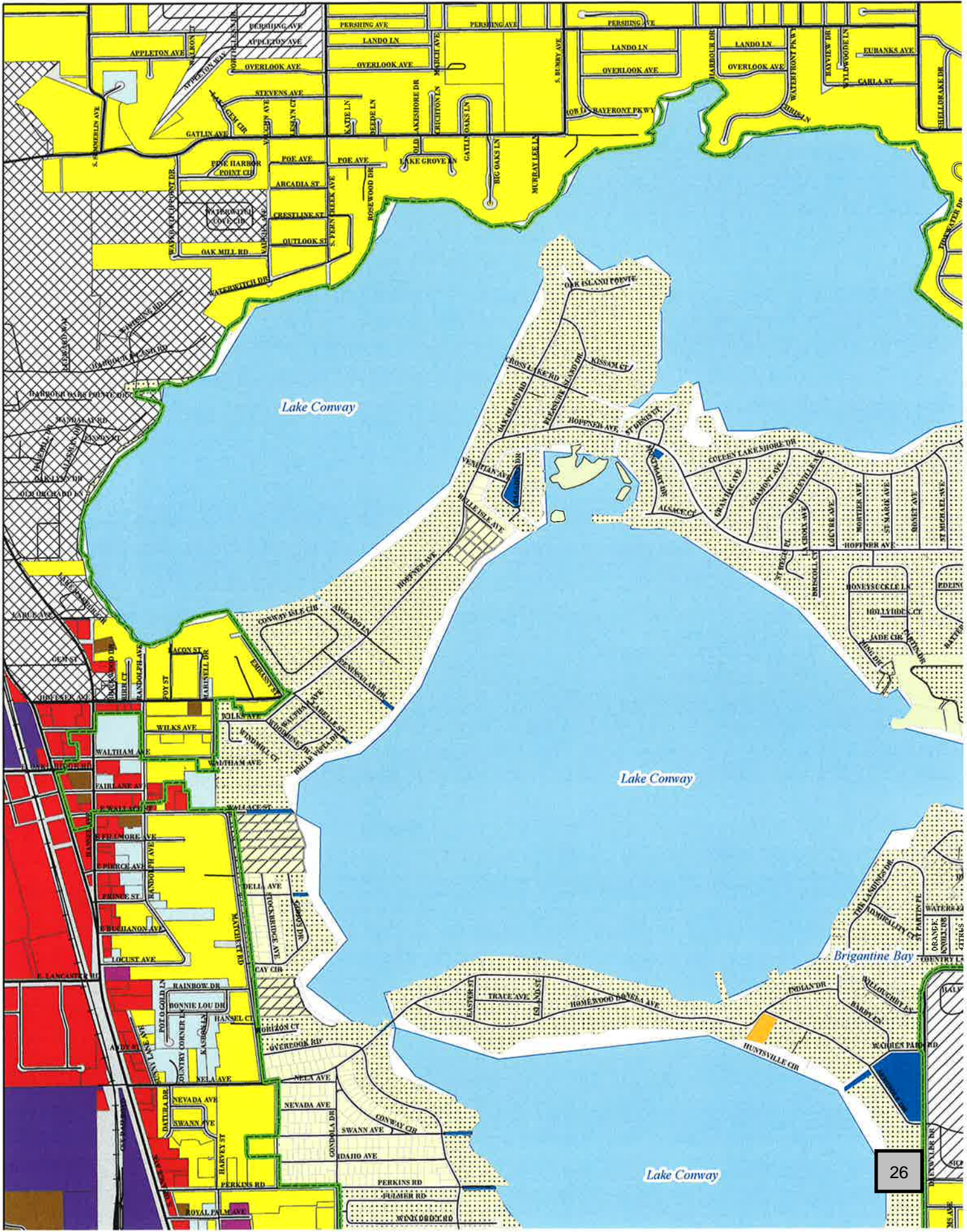
10 MCCOY/GONDOLA SITE

The property is located on the northeast corner of McCoy Road and Gondola Drive. It has a vacant and undeveloped land use classification on the existing land use map. The future land use maps has designated the property as professional office.

C PROJECTED FUTURE LAND USE NEEDS

Future development in Belle Isle is physically limited due to the City's urban built-out nature. Much of Belle Isle's future growth will be a result of annexing adjacent property. Nevertheless, the City will need to establish levels of service to ensure the infrastructure is adequate to meet the needs of the new residents. The projected Land Use needs are shown on the Future Land Use Map, Map 1-4. The vacant land use category is not shown on the Future Land Use Map. The vacant areas are now part of the existing land use categories.







AMERICAN CIVIL ENGINEERING CO.

207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708
Telephone: (407) 327-7700 • Fax: (407) 327-0227

P & Z MEETING: Aug. 22, 2017

re: proposed Airport Parking site plan at 2635 McCoy Road: ISSUES

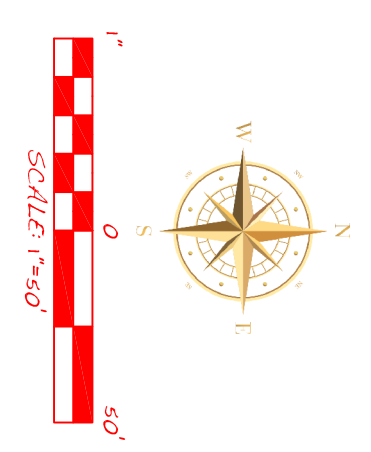
The provided nine (9) sets of signed and sealed site plans (submitted on 11/2/17) along with this response letter is to address the review issues from the previous Planning & Zoning meeting and the attached memorandum dated Oct. 26, 2017 by April Fisher:

1. City Staff to research legal zoning of the property and extents of zoning.
See attached memorandum by April Fisher.
2. Applicant to produce proper cross access easement to property to the west.
No cross access easement exist. The proposed cross access easement is attached to this letter and will be recorded once approved by the City of Belle Isle.
3. City attorney to provide his legal opinion regarding the zoning of the subject property and the use of residential property as a stormwater retention area for commercially zoned property.
See attached memorandum by April Fisher.
4. Applicant to provide a legal opinion regarding the zoning of the subject property and the use of residential property as a stormwater retention area for commercially zoned property.
Applicant agrees with the zoning findings of by the city.
5. Boundary survey to be updated showing all easements and infrastructure.
Current survey is with the site plans sheet 2.
6. Provide back up information on the traffic analysis assumption.
No published traffic generation data for an airport off-site parking facility has been published. The assumption provided on the site plans to estimate traffic generation is based on the shortest length of time a vehicle is parked at the facility because the shortest length of time will general the most trip generations. The 4 day length of parking is based on: Day 1; fly out of Orlando, Day 2 and 3; go to meetings and appointments, Day 4 fly back and get car. A 2 day parking length time has ben added to the plans for to additional information.
7. Grass parking is not allowed in a commercial development.
The grass parking has been replaced by pavement and the ISR has been revised on plan sheet 3.

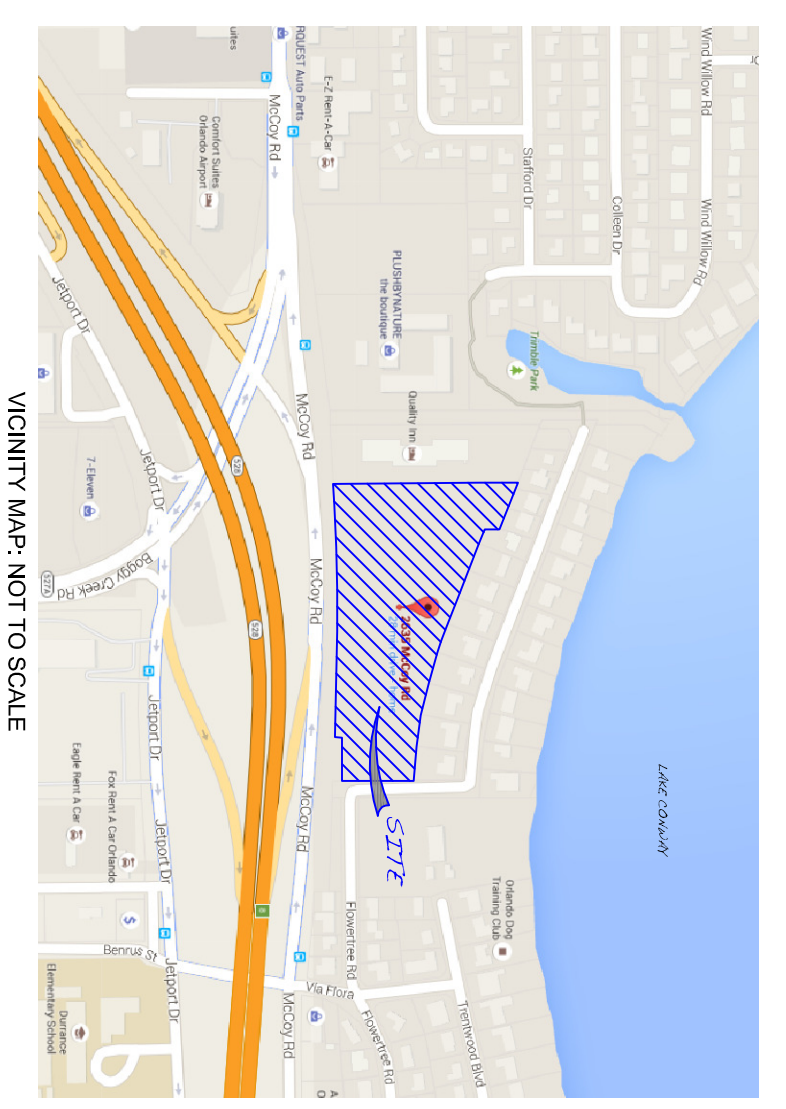
Thank you for your attention regarding this project.



John Herbert, PE



ADDRESS
2635 McCoy Road
Orlando, FL 32809
Pc30-23-30-000-00-005



ALTA/ACSM Land Title Survey

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11a and 14 of Table A hereof. The field work was completed on January 7th, 2016.

COPYRIGHT 2011

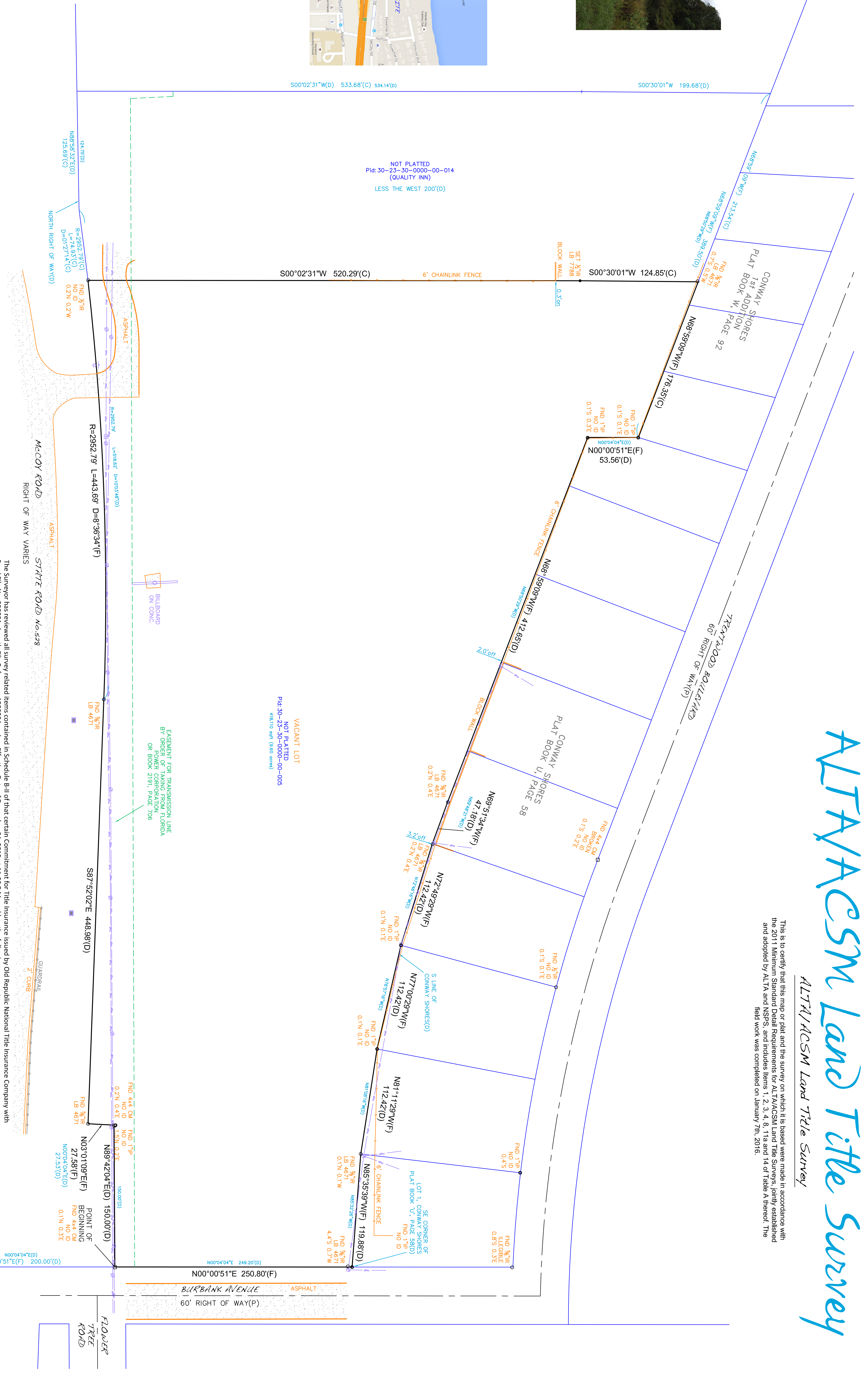
JOB #:	V1SRK1-1368
CLIENT #:	138024
FIELD DATE:	01-07-16
DRAWN BY:	BT
APPROVED BY:	JW
SCALE:	1" = 30'

X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance

- LEGEND**
- Concrete Monument (CM)
 - Drill Hole (DH)
 - Iron Pipe & Cap (IP)
 - Non Record (NR)
 - Non Record (NR)
 - Official Record Book
 - Plat Book
 - Page
 - Concrete
 - Concrete Angle
 - Arc Length
 - Radius
 - Found
 - Identification
 - Licensed Surveyor
 - Chain Basin/Sheet
 - Light Pole
 - Telephone Pole
 - Power Pole
 - Overhead Utilities
 - Calculated Distances
 - Field Measurement
 - Plat Measurement
 - On/Off Site

- CONV**
- Concrete
 - Concrete Angle
 - Arc Length
 - Radius
 - Found
 - Identification
 - Licensed Surveyor
 - Chain Basin/Sheet
 - Light Pole
 - Telephone Pole
 - Power Pole
 - Overhead Utilities
 - Calculated Distances
 - Field Measurement
 - Plat Measurement
 - On/Off Site



Legal Description (as provided)

Commence at the Southeast corner of Government Lot 5, Section 30, Township 23 South, Range 30 East, Orange County, Florida, run thence North 72°46'16\"/>

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **Not applicable for Surveyor's review.**
2. a. The lien of all taxes or special assessments for the year 2015 and thereafter, which are not yet due and payable. **Not applicable for Surveyor's review.**
b. Rights or claims of parties in possession not recorded in the Public Records. **Not applicable for Surveyor's review.**
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the land and inspection of the land. **Not applicable for Surveyor's review.**
3. Any Owner's policy issued pursuant hereto will contain under Schedule B the following exception: **Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the land insured hereunder, including submerged, filed and artificially exposed lands, and lands ceded to such lands. Not applicable for Surveyor's review.**
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein, and any lien for waste fees in favor of any county or municipality. **Not applicable for Surveyor's review.**
5. Easement for Transmission Line by Order of Taking from Florida Power Corporation recorded in OR Book 2191, Page 706, Public Records of Orange County, Florida. **Subject to easement contained therein. Does affect subject property and is plotted hereon.**
6. Development and Easement Agreement recorded in OR Book 3965, Page 1559, Public Records of Orange County, Florida. **Not applicable for Surveyor's review.**
7. Declaration of Restrictions and Protective Covenants recorded in OR Book 5593, Page 3063, Public Records of Orange County, Florida. **Not applicable for Surveyor's review.**
8. Rights of the lessees under unrecorded leases. **Not applicable for Surveyor's review.**

ADDITIONAL NOTES:

3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and encumbrances of record in the Public Records of the county in which the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on the subject property. The surveyor is not responsible for any other boundary lines.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

DATE	REVISION	DATE	REVISION

DATE: 01-08-16

VISIONLAND SURVEYING, LLC
10000 W. BOULEVARD, SUITE 100
ORLANDO, FL 32835
TEL: 407.351.1279 | FAX: 407.351.1278

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LIST OF POSSIBLE ENCROACHMENTS:

ENCROACHMENTS ON AND AGAINST GROSS PROPERTY LINES OWNERSHIP OF FENCES AND WALLS NOT DETERMINED BY THIS SURVEY.

ENCROACHMENTS WITHIN THE SUBJECT PROPERTY BOUNDARIES COMPLETELY WITHIN SUBJECT PROPERTY BOUNDARIES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

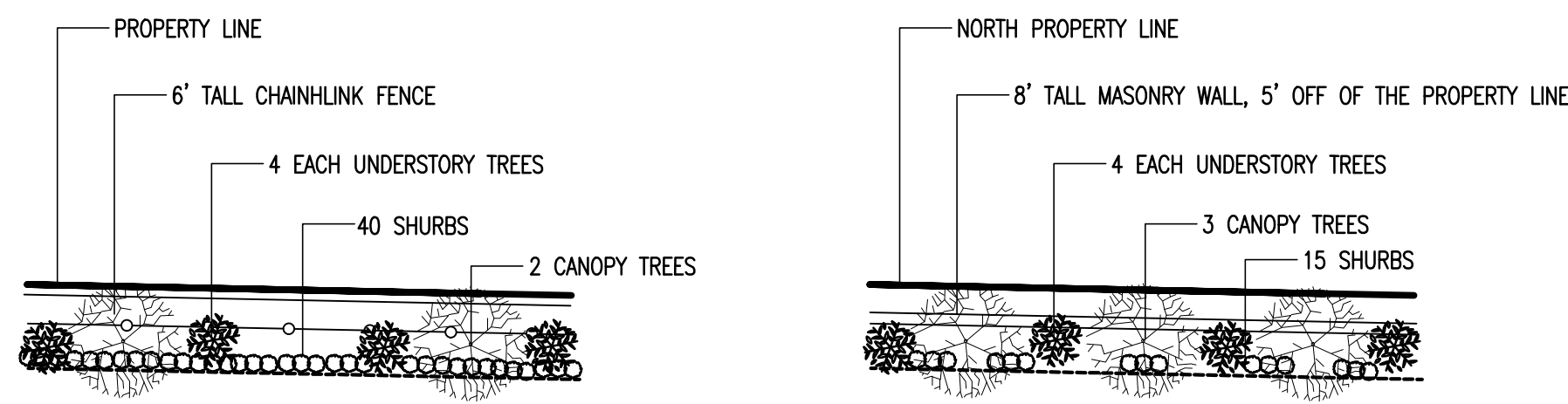
-BASIS OF BEARING-
BEARINGS ARE BASED ON THE NORTH-RIGHT-OF-WAY OF MCCOY ROAD WHICH HAS A BEARING OF S 87°25'0\"/>

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SEE FIRM PANEL NUMBER 100000011 LAST REVISION DATE 03/08/06 FOR MAPABLE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

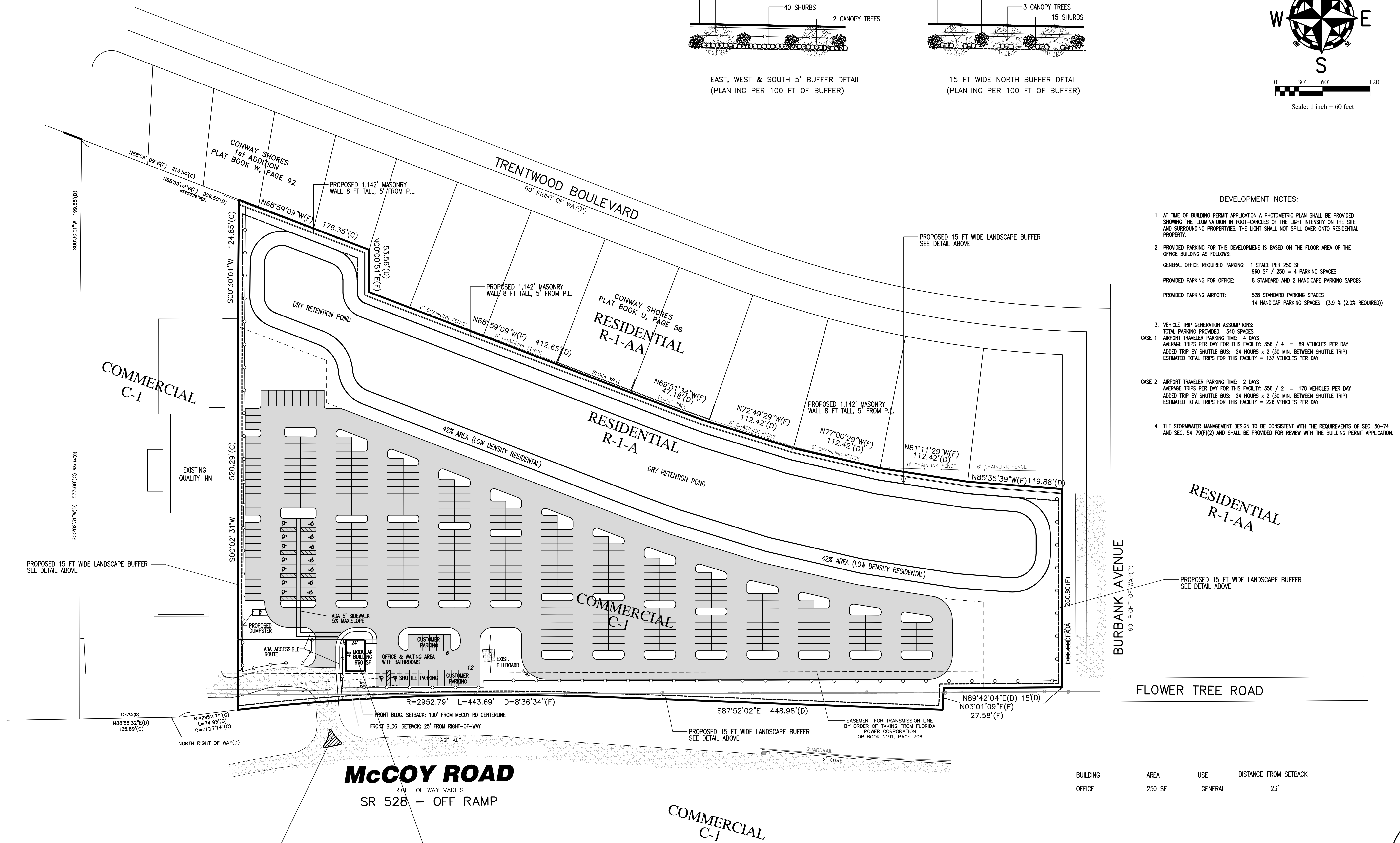
CERTIFIED TO: (AS FURNISHED)

Theunis Property's LLC
Windswept, Hobos, Ward & Woodman, P.A.
Old Republic National Title Insurance Company



EAST, WEST & SOUTH 5' BUFFER DETAIL (PLANTING PER 100 FT OF BUFFER)

15 FT WIDE NORTH BUFFER DETAIL (PLANTING PER 100 FT OF BUFFER)



- DEVELOPMENT NOTES:
- AT TIME OF BUILDING PERMIT APPLICATION A PHOTOMETRIC PLAN SHALL BE PROVIDED SHOWING THE ILLUMINATION IN FOOT-CANDELES OF THE LIGHT INTENSITY ON THE SITE AND SURROUNDING PROPERTIES. THE LIGHT SHALL NOT SPILL OVER ONTO RESIDENTIAL PROPERTY.
 - PROVIDED PARKING FOR THIS DEVELOPMENT IS BASED ON THE FLOOR AREA OF THE OFFICE BUILDING AS FOLLOWS:
 GENERAL OFFICE REQUIRED PARKING: 1 SPACE PER 250 SF
 960 SF / 250 = 4 PARKING SPACES
 PROVIDED PARKING FOR OFFICE: 8 STANDARD AND 2 HANDICAP PARKING SPACES
 PROVIDED PARKING AIRPORT: 528 STANDARD PARKING SPACES
 14 HANDICAP PARKING SPACES (3.9% (2.0% REQUIRED))
 - VEHICLE TRIP GENERATION ASSUMPTIONS:
 TOTAL PARKING PROVIDED: 540 SPACES
 CASE 1 AIRPORT TRAVELER PARKING TIME: 4 DAYS
 AVERAGE TRIPS PER DAY FOR THIS FACILITY: 356 / 4 = 89 VEHICLES PER DAY
 ADDED TRIP BY SHUTTLE BUS: 24 HOURS x 2 (30 MIN. BETWEEN SHUTTLE TRIP)
 ESTIMATED TOTAL TRIPS FOR THIS FACILITY = 137 VEHICLES PER DAY
 CASE 2 AIRPORT TRAVELER PARKING TIME: 2 DAYS
 AVERAGE TRIPS PER DAY FOR THIS FACILITY: 356 / 2 = 178 VEHICLES PER DAY
 ADDED TRIP BY SHUTTLE BUS: 24 HOURS x 2 (30 MIN. BETWEEN SHUTTLE TRIP)
 ESTIMATED TOTAL TRIPS FOR THIS FACILITY = 226 VEHICLES PER DAY
 - THE STORMWATER MANAGEMENT DESIGN TO BE CONSISTENT WITH THE REQUIREMENTS OF SEC. 50-74 AND SEC. 54-79(F)(2) AND SHALL BE PROVIDED FOR REVIEW WITH THE BUILDING PERMIT APPLICATION.

BUILDING	AREA	USE	DISTANCE FROM SETBACK
OFFICE	250 SF	GENERAL	23'

AREA	AREA	PERCENT
SITE AREA	9.599 ACRES	100 %
IMPERVIOUS AREA	4.987 ACRES	52.0 %
PERVIOUS AREA	4.612 ACRES	48.0 %

DEVELOPMENT LOCATION			
ADDRESS	2635 MCCOY ROAD, BELLE ISLE, FL		
PIN	30-23-30-0000-00-005		
LAND USE	ZONING	AREA	PERCENT
LOW DENSITY RES.	R-1-A	4.069 ACRES	42 %
COMMERCIAL AREA	C-1	5.530 ACRES	58 %

PROPOSED 960 SF MODULAR OFFICE:
 USES TO INCLUDE: MANAGER OFFICE, SECURITY OFFICE,
 PUBLIC RESTROOMS, CUSTOMER COUNTER AND INDOOR
 WAITING AREA

REQUIRED BUILDING SETBACKS:
 FRONT - 25' SIDE - 15' REAR - 30'
 FRONT (100' FROM McCoy Rd centerline)

PROVIDED BUILDING SETBACKS:
 FRONT - 35' SIDE - 136.5' REAR - 412'

NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPY RIGHT 2016.

ENGINEER: JOHN HERBERT, P.E.
 CHECKED BY: TOM SHELTON, P.E.
 TECHNICIAN: J.W.H.

07.31.17 second edition
 06.08.17 current edition
 DATE

PROJECT NO. 16303

REVISIONS

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FL 32708
 PH: (407) 327-7760; FAX: (407) 327-0627

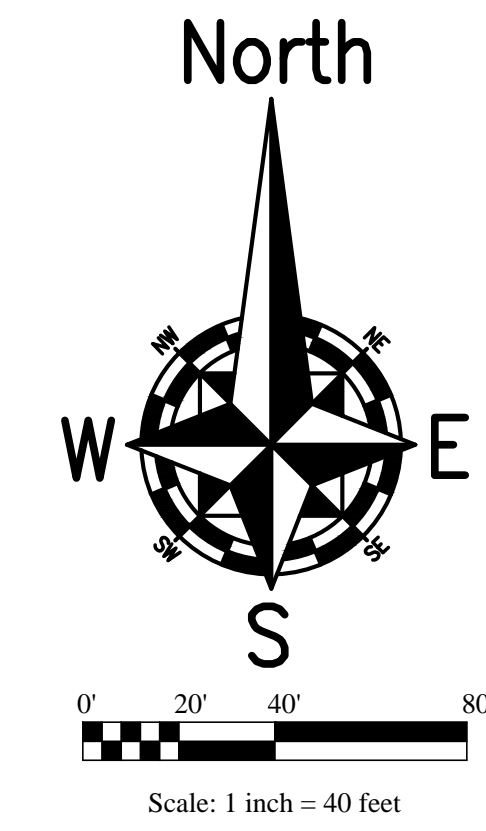
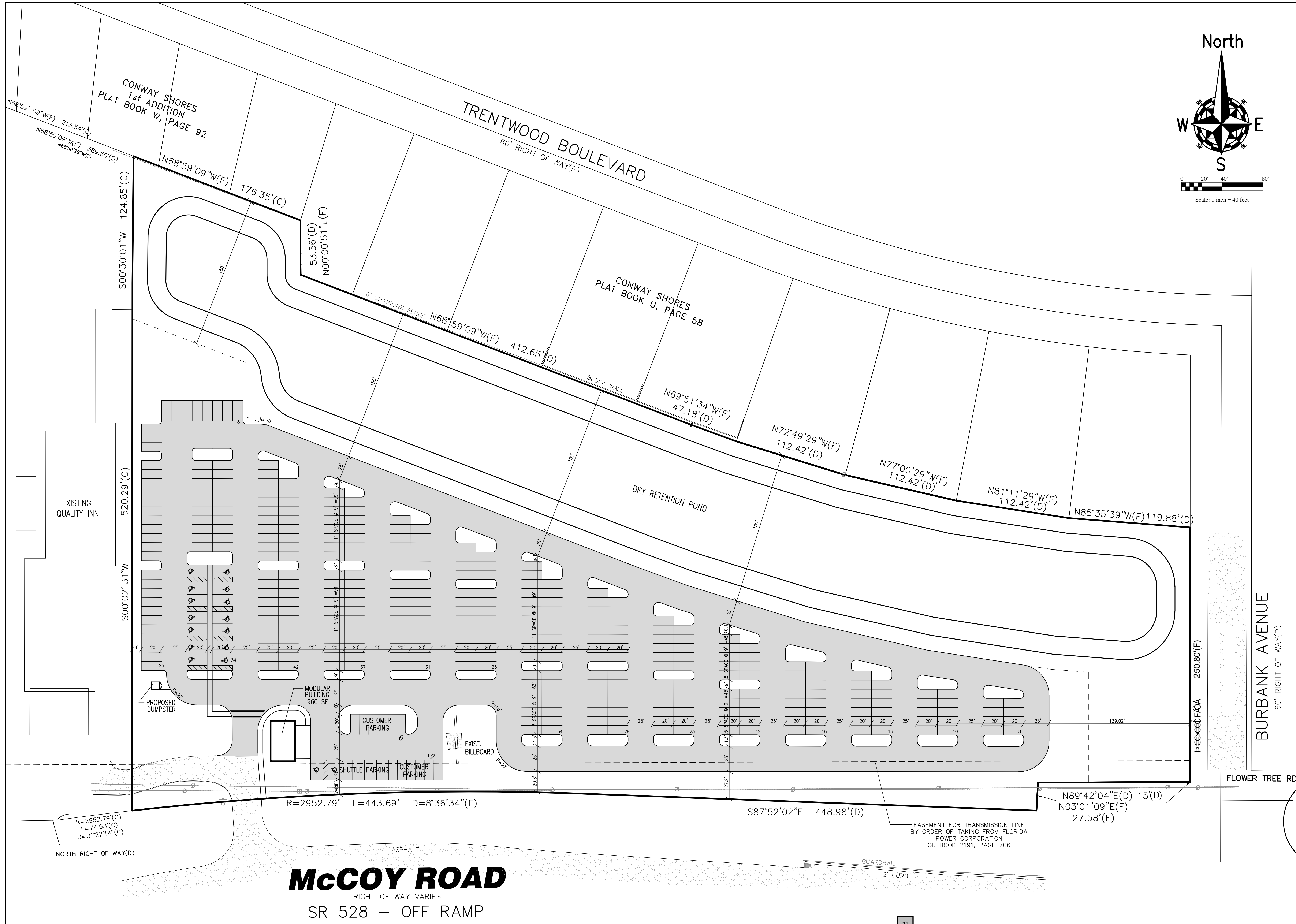
cert. of authorization number 8729

SITE DEVELOPMENT PLAN

AIRPORT PARKING
McCoy Road

2635 McCoy Road, Belle Isle, Florida

DEVELOPMENT PLAN
 project no. 15325
 sheet number
 3 of 9



NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPYRIGHT 2016.

ENGINEER:	JOHN HERBERT, P.E.
CHECKED BY:	TOM SKELTON, P.E.
TECHNICIAN:	J.W.H.
DATE:	
11.02.17	third edition
07.31.17	second edition
06.08.17	current edition
PROJECT NO.	1630
REVISIONS	

AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227

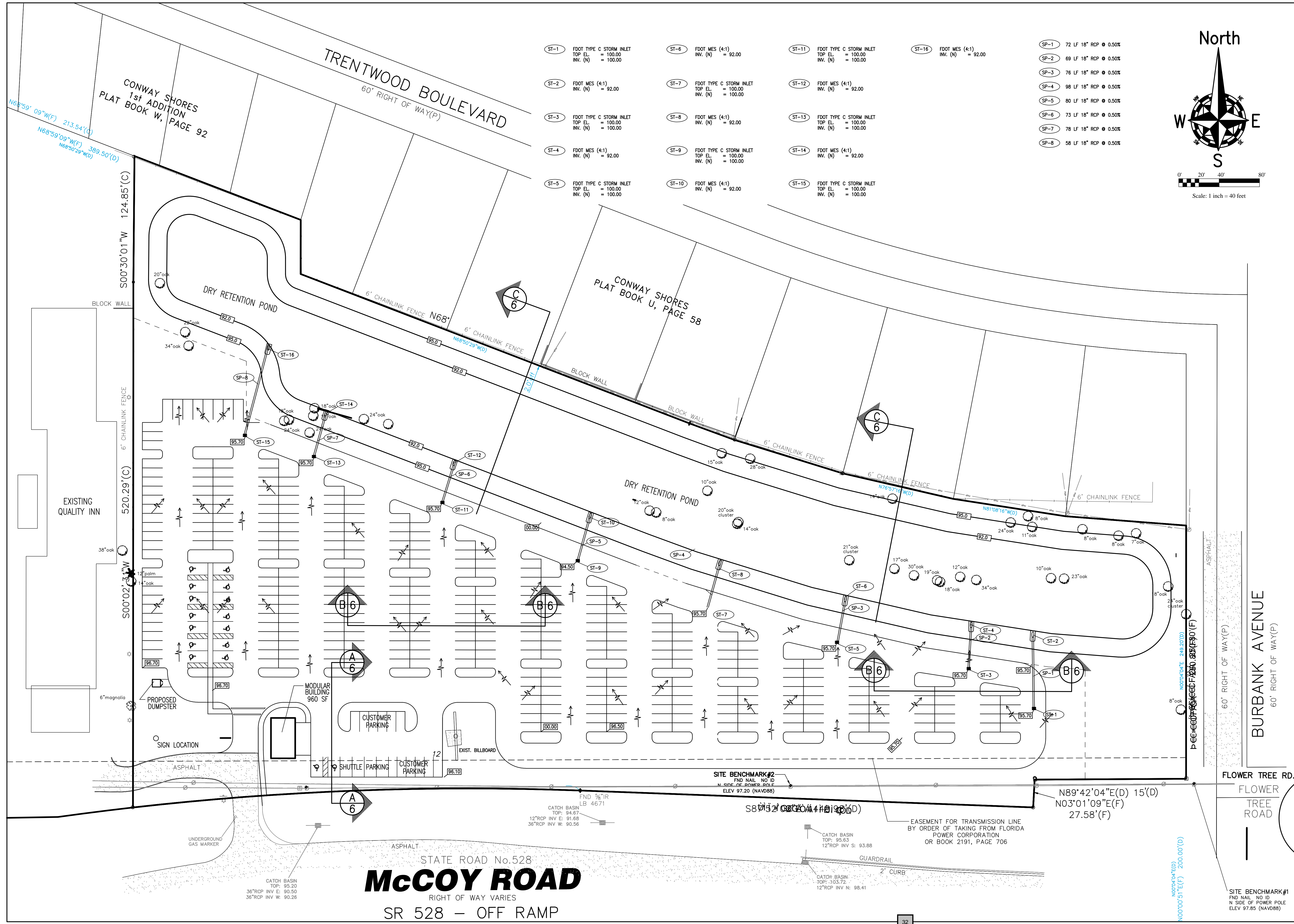
cert. of authorization number 8729

GEOMETRY PLAN

AIRPORT PARKING
McCoy Road

2635 McCoy Road, Belle Isle, Florida

GEOMETRY PLAN
project no. 15325
sheet number
4 of 9



- ST-1 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-2 FDOT MES (4:1)
INV. (N) = 92.00
- ST-3 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-4 FDOT MES (4:1)
INV. (N) = 92.00
- ST-5 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-6 FDOT MES (4:1)
INV. (N) = 92.00
- ST-7 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-8 FDOT MES (4:1)
INV. (N) = 92.00
- ST-9 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-10 FDOT MES (4:1)
INV. (N) = 92.00
- ST-11 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-12 FDOT MES (4:1)
INV. (N) = 92.00
- ST-13 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-14 FDOT MES (4:1)
INV. (N) = 92.00
- ST-15 FDOT TYPE C STORM INLET
TOP EL. = 100.00
INV. (N) = 100.00
- ST-16 FDOT MES (4:1)
INV. (N) = 92.00

- SP-1 72 LF 18" RCP @ 0.50%
- SP-2 69 LF 18" RCP @ 0.50%
- SP-3 76 LF 18" RCP @ 0.50%
- SP-4 98 LF 18" RCP @ 0.50%
- SP-5 80 LF 18" RCP @ 0.50%
- SP-6 73 LF 18" RCP @ 0.50%
- SP-7 78 LF 18" RCP @ 0.50%
- SP-8 58 LF 18" RCP @ 0.50%



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ENGINEER: JOAN HERBERT, P.E.
CHECKED BY: TOM SUTTON, P.E.
TECHNICIAN: J.P.H.

07.31.17 second edition
06.08.17 current edition

PROJECT NO. 16308
DATE

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cert. of information number 0728

PAVING / GRADING / DRAINAGE PLAN
AIRPORT PARKING
McCoy Road
2635 McCoy Road, Belle Isle, Florida

P/G/D PLAN
project no. 15325
sheet number
5 of 9

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SHELTON, P.E.
TECHNICIAN: J.M.H.
11.02.17 - third edition
07.31.17 - second edition
06/08/17 - current addition
DATE
REVISIONS
PROJECT NO. 1630

**AMERICAN CIVIL
ENGINEERING CO.**

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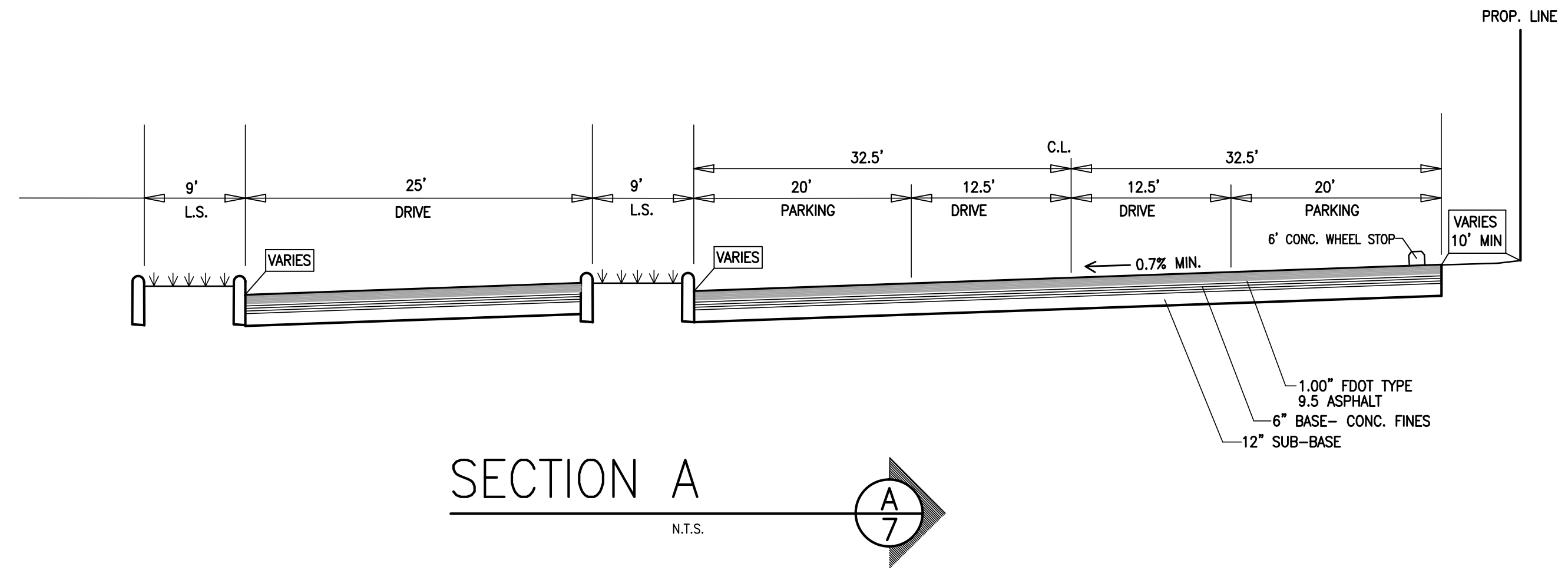
cert. of authorization
number 8729

TYPICAL SECTIONS

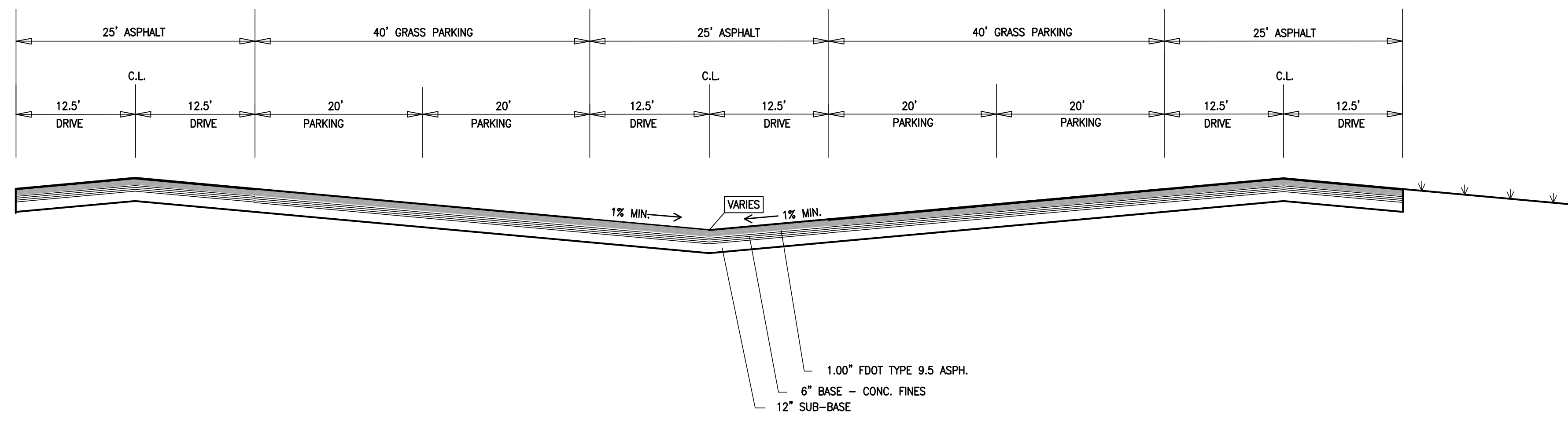
**AIRPORT PARKING
McCoy Road**

2635 McCoy Road, Belle Isle, Florida

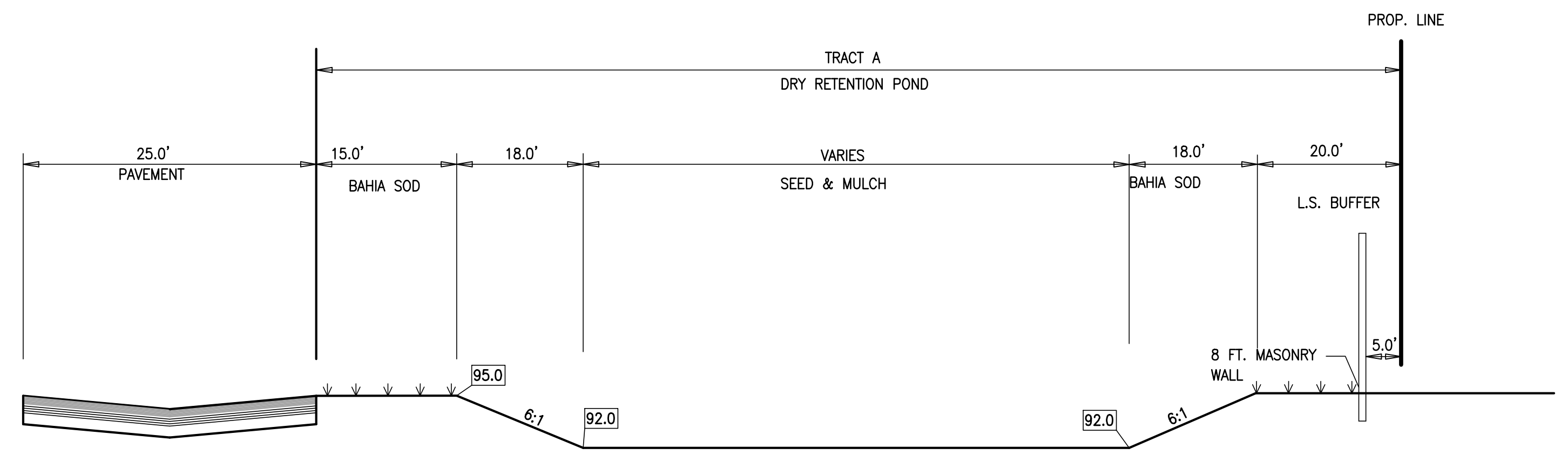
SECTIONS
project no. 15325
sheet number
6 of 9



SECTION A
N.T.S. A
7



SECTION B
N.T.S. B
7



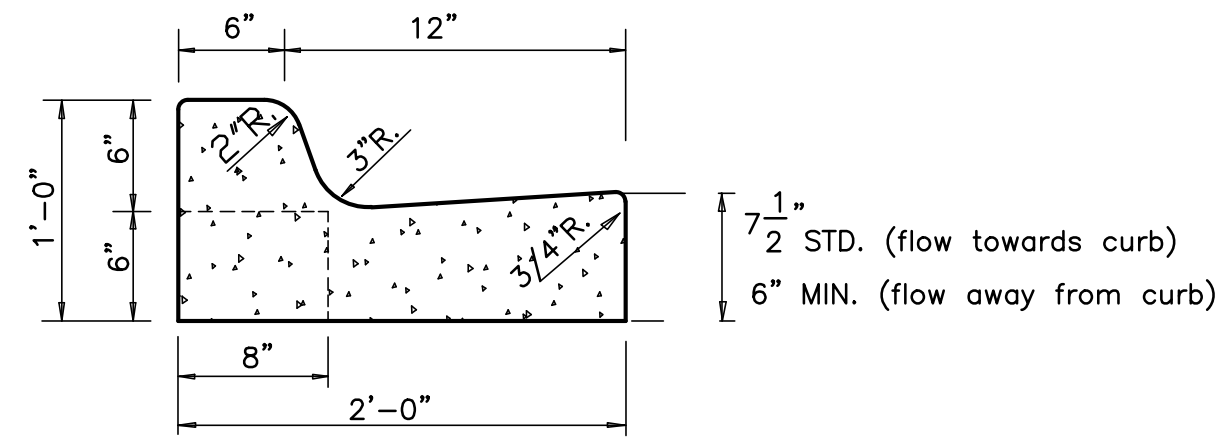
SECTION C
N.T.S. C
7

PAVING SPECIFICATIONS - ASPHALT SURFACE/CONCRETE FINES BASE:

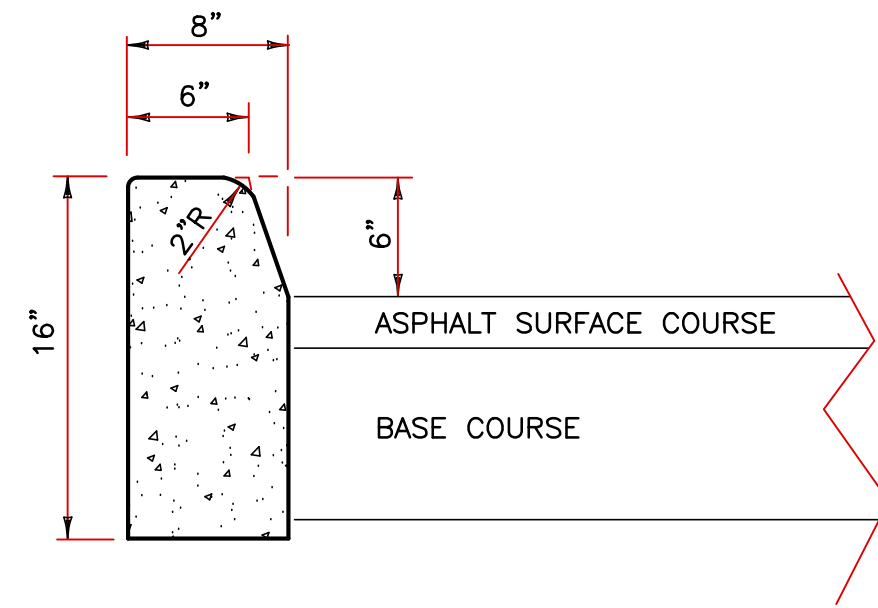
SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:
 SUB-BASE REQUIREMENTS: FOR RECYCLED CONCRETE FINES
 A). COMPACT TO 98% OF AASHTO T-180 FOR TOP 12", MIN. 40% LBR
 B). STABILIZE TOP 6" TO 75 PSI FLORIDA BEARING VALUE UNDER CURBS.

BASE REQUIREMENTS:
 CONCRETE FINES (BASE THICKNESS = 6")
 A). COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180

SURFACE COURSE:
 1.00" FDOT ASPHALT CONCRETE TYPE 9.5



18" TYPE F CURB DETAIL

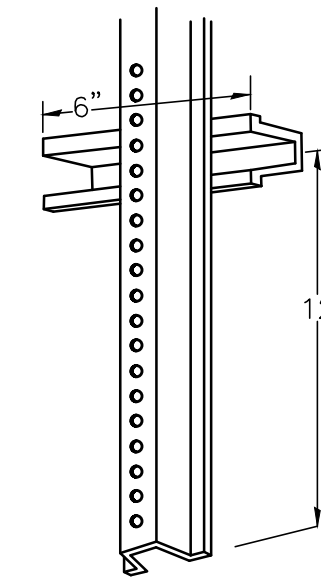


TYPE D - STANDARD

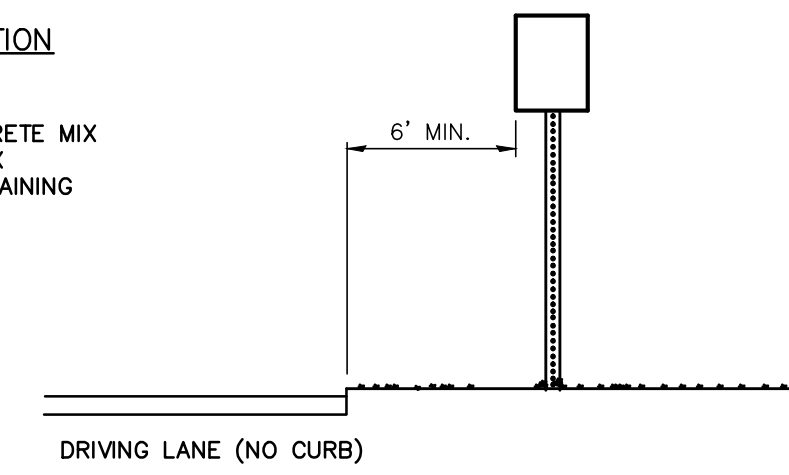
CURB DETAILS

TYPICAL INSTALLATION

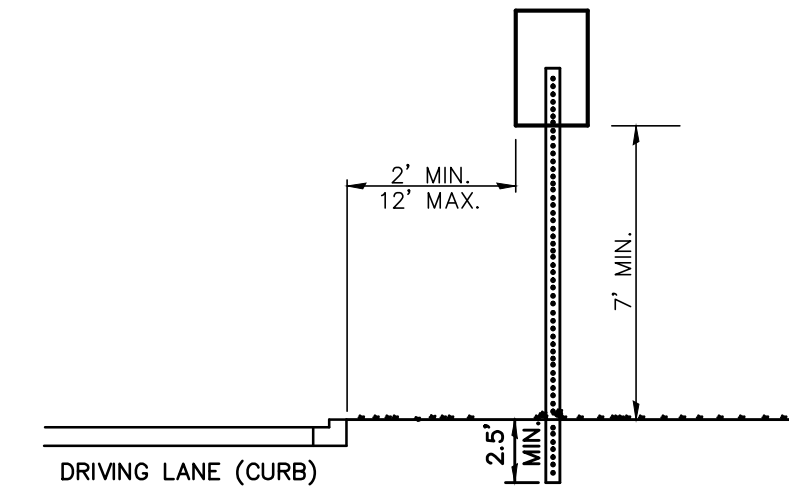
1. PLACE POST
2. POUR IN DRY CONCRETE MIX
3. ADD WATER AND MIX
4. FILL HOLE WITH REMAINING DIRT OR SAND



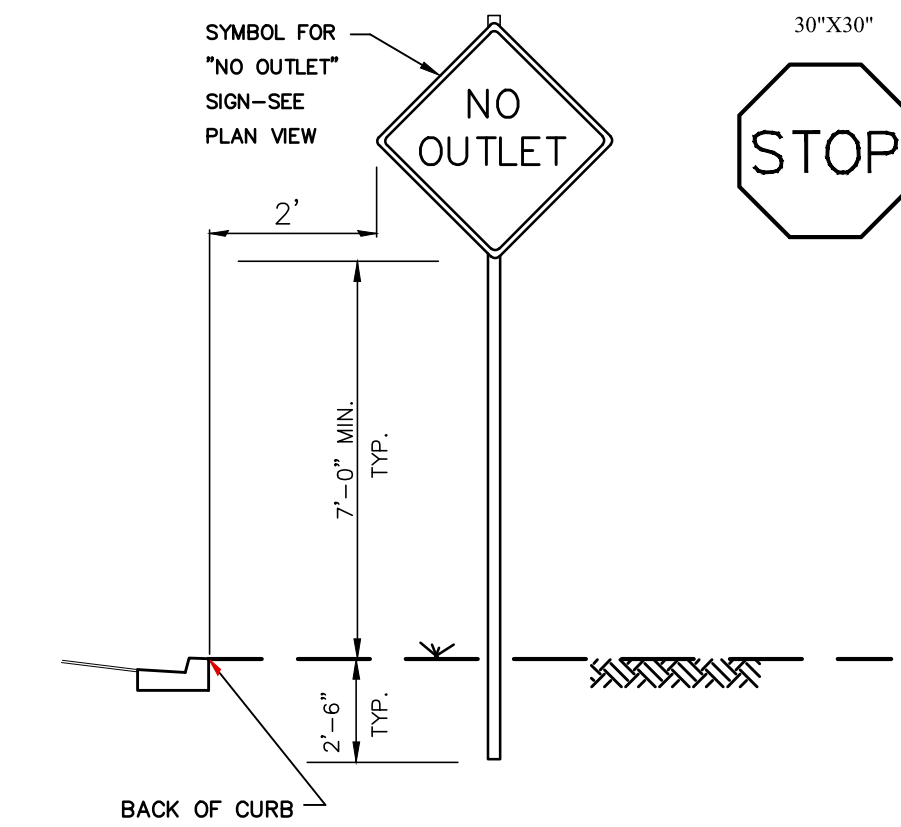
TYPICAL SIGN PLACEMENT
N.T.S.



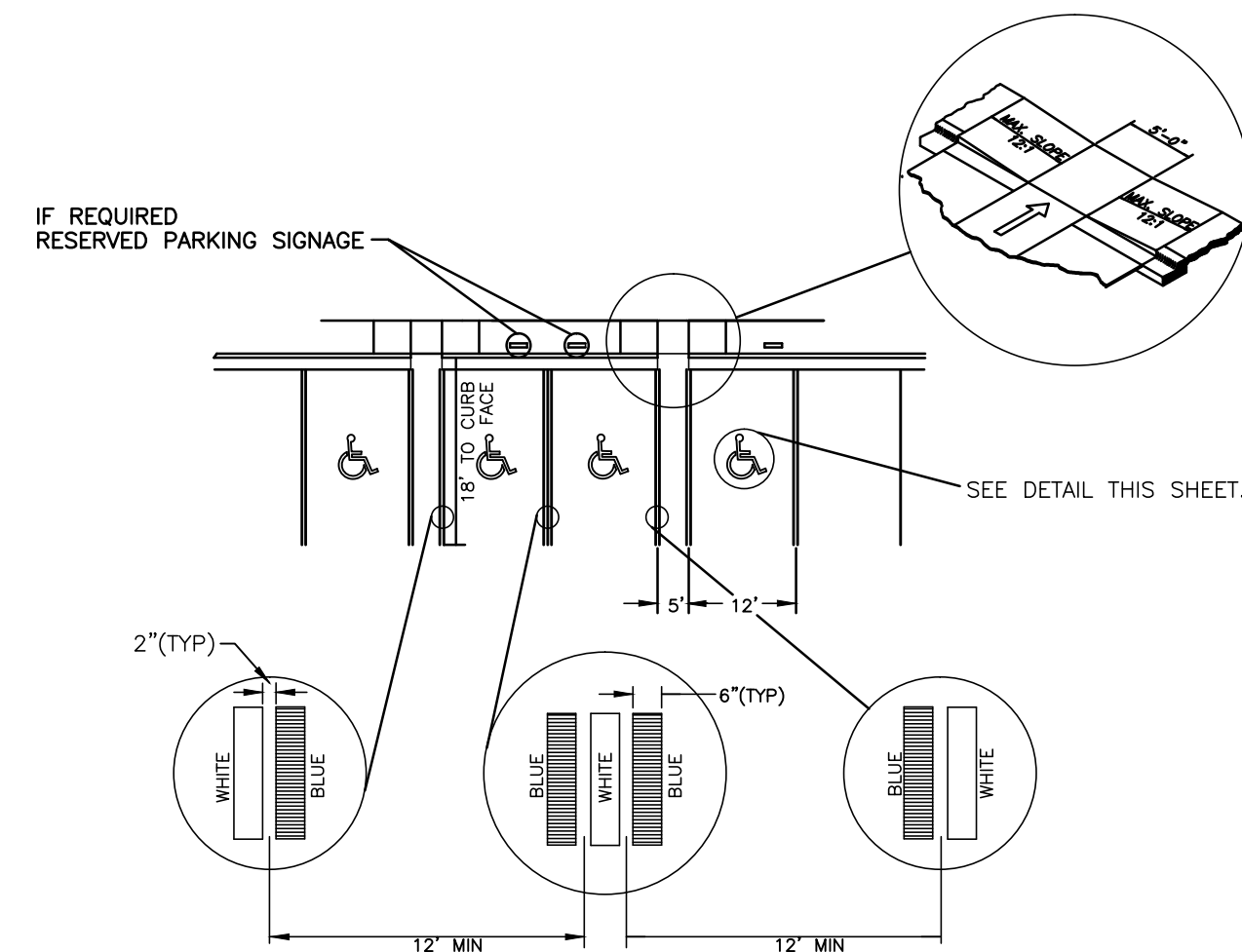
TYPICAL SIGN PLACEMENT
N.T.S.



TYPICAL SIGN PLACEMENT
N.T.S.



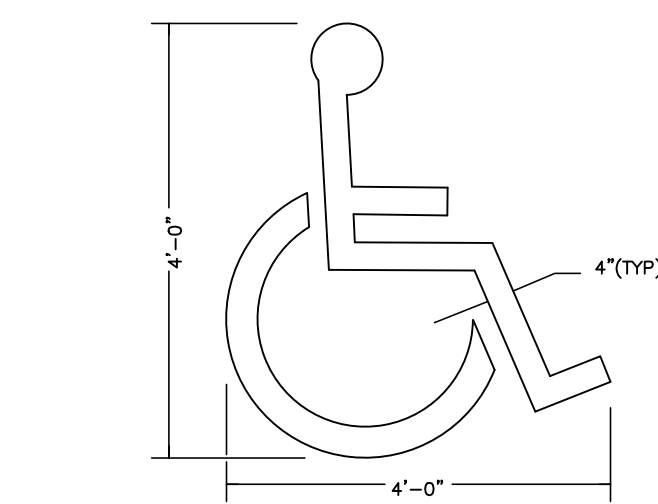
SIGN DETAILS
N.T.S.



NOTES:

1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY," OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBTUSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

HANDICAP PARKING STRIPING FOR MULTIPLE SPACES
N.T.S.



NOTE:
THIS SYMBOL TO BE WHITE D.O.T. THERMOPLASTIC

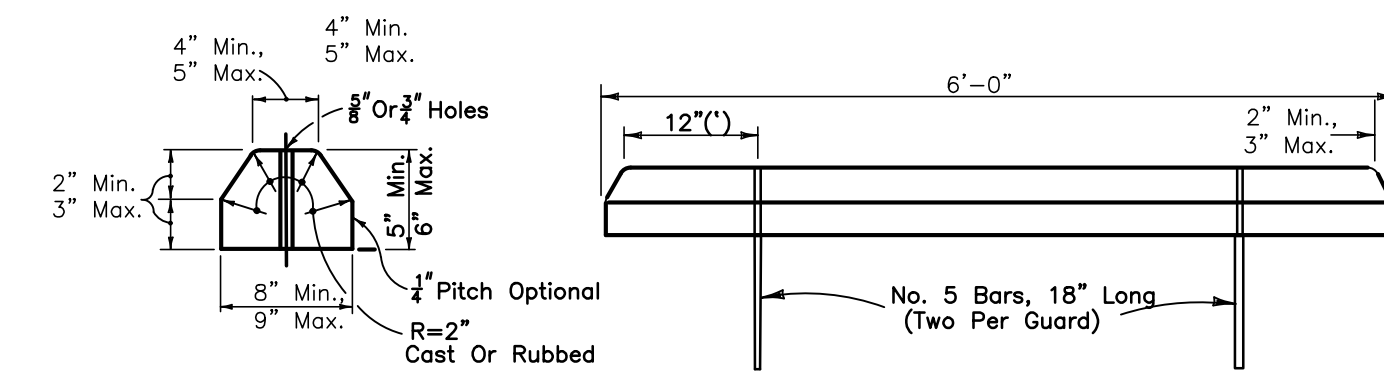
TYPICAL PAVEMENT SYMBOL FOR HANDICAPPED PARKING
N.T.S.



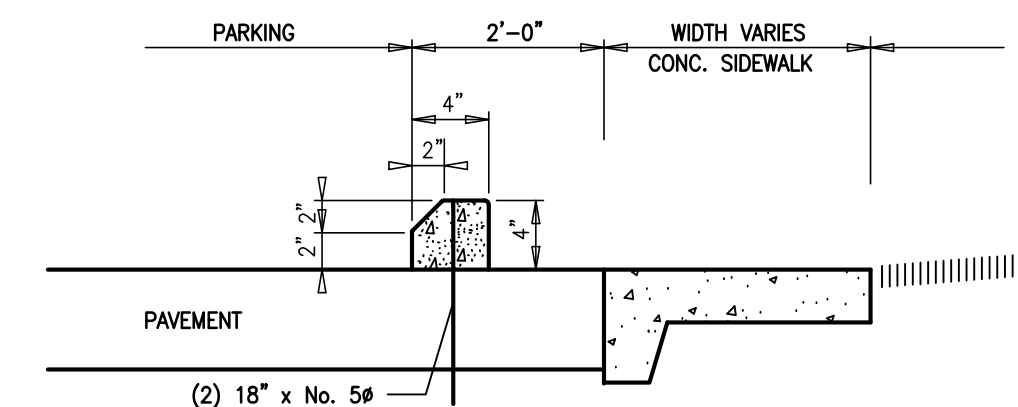
NOTE: (HANDICAP SIGN ONLY)

1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C," PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

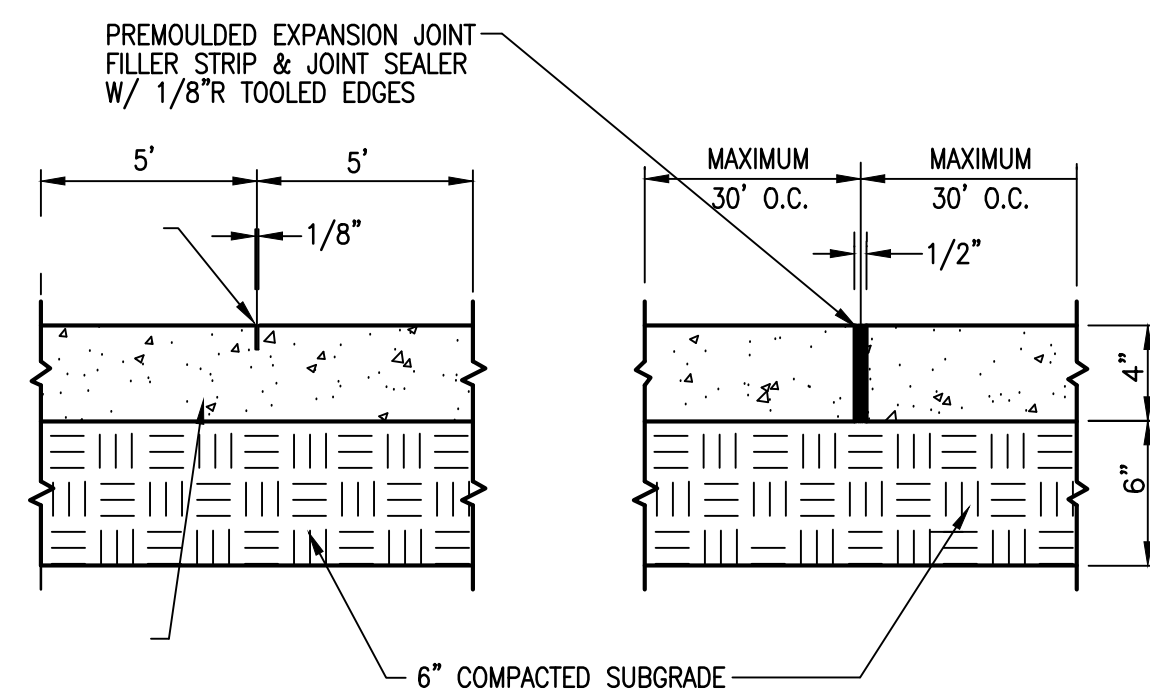
TYPICAL RESERVED PARKING SIGNAGE
N.T.S.



WHEEL STOP DETAIL
N.T.S.



WHEEL STOP DETAIL
N.T.S.

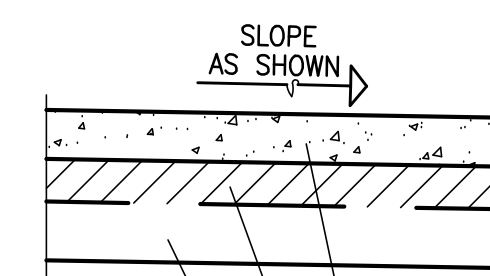
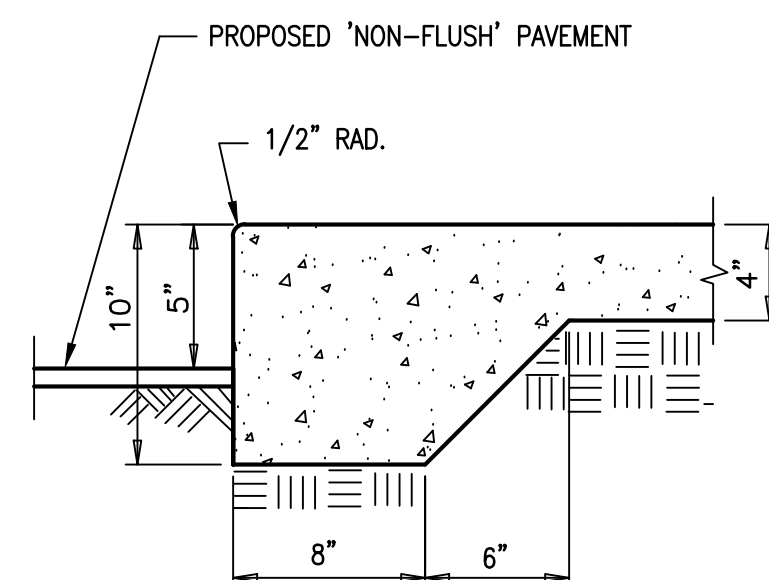


NOTES:

1. A THICKENED EDGE SHALL BE PROVIDED BETWEEN SIDEWALK AND DRIVEWAYS OR PARKING LOT.
2. SLOPE CONC. SIDEWALKS AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
3. PROVIDE 1% CROSS SLOPE ON CONC. WALKS TYP.
4. PROVIDE CONTROL JOINTS @ INTERVALS EQUAL TO SIDEWALK WIDTH (W).
5. PROVIDE PREMOULDED EXPANSION JOINT WHERE CONC. WALK ABUTS BLDG., POLES, AND OTHER CONC. WALKS.
6. REINFORCED CONCRETE WITH FIBERMESH OR 6-6X10X10 W/F

CONCRETE SIDEWALK DETAIL

N.T.S.



CONC. PAVE. SECTION



ASPHALT PAVEMENT TYPICAL SECTION

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PROJECT NO. 16303

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cert. of authorization number 8729

SITE CONSTRUCTION DETAILS

Airport Parking
McCoy Road

2635 McCoy Road, Belle Isle, Florida

SECTIONS
project no. 15325
sheet number
7 of 9

LANDSCAPE CHART: SHRUBS

SYMBOL KEY	QUANTITY	COMMON NAME:	BOTANICAL NAME:	PLANTING SIZE:	WATER RATED
○○○○○	304	HAWTHORN	CRATAEGUS SPP.	3-4 GAL. 30" HIGH, 30" O/C.	LOW
		YEW PODOCARPUS	PODOPARPUS MACROPHYLLUS	3-4 GAL. 30" HIGH, 30" O/C.	MED.

NOTE: ALL DISTURBED AREAS TO BE SOODED WITH BAHIA

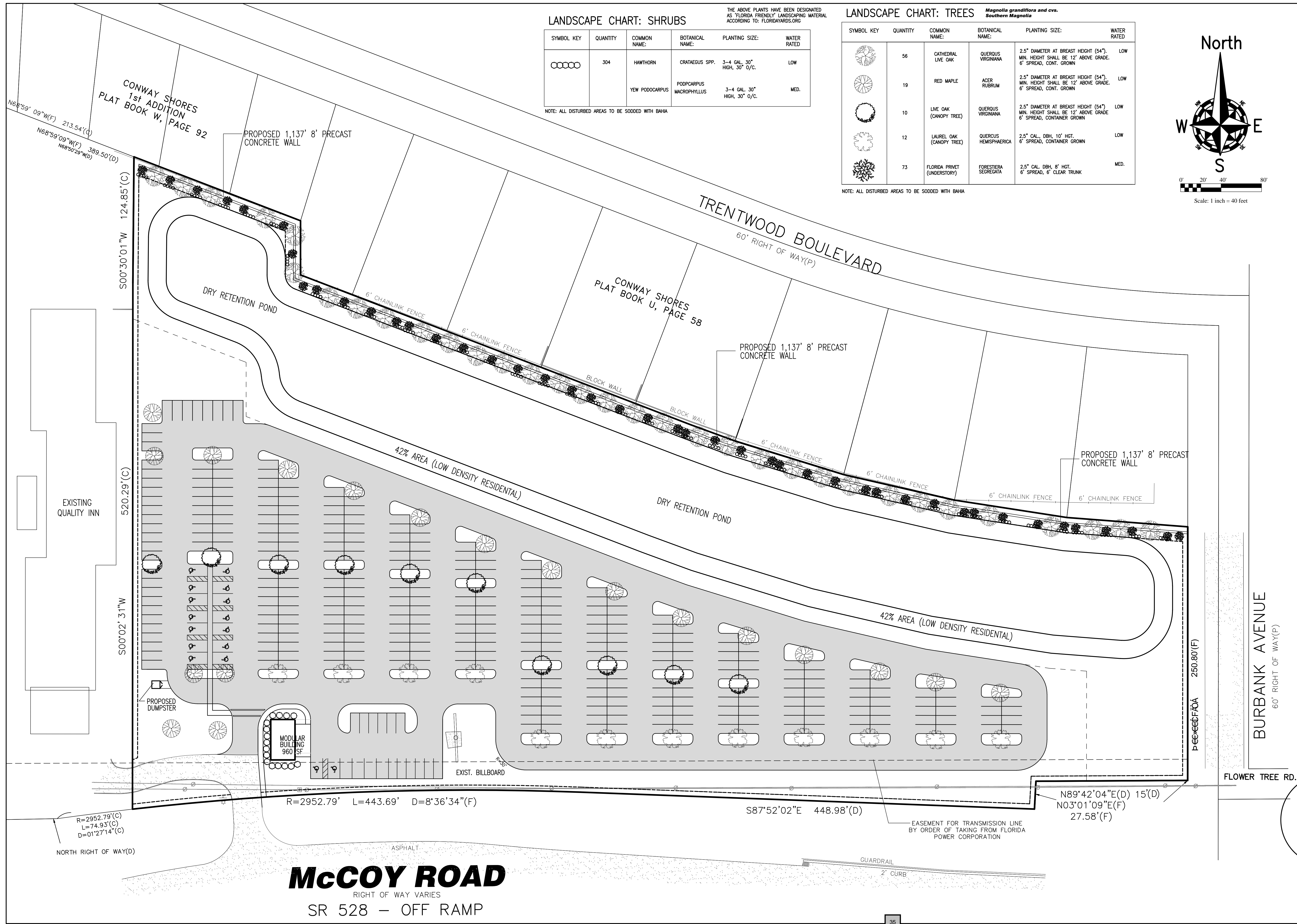
THE ABOVE PLANTS HAVE BEEN DESIGNATED AS 'FLORIDA FRIENDLY' LANDSCAPING MATERIAL ACCORDING TO: FLORIDAYARDS.ORG

LANDSCAPE CHART: TREES

Magnolia grandiflora and cvs. Southern Magnolia

SYMBOL KEY	QUANTITY	COMMON NAME:	BOTANICAL NAME:	PLANTING SIZE:	WATER RATED
	56	CATHEDRAL LIVE OAK	QUERQUS VIRGINIANA	2.5" DIAMETER AT BREST HEIGHT (54"). MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONT. GROWN	LOW
	19	RED MAPLE	ACER RUBRUM	2.5" DIAMETER AT BREST HEIGHT (54"). MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONT. GROWN	LOW
	10	LIVE OAK (CANOPY TREE)	QUERQUS VIRGINIANA	2.5" DIAMETER AT BREST HEIGHT (54"). MIN. HEIGHT SHALL BE 12' ABOVE GRADE. 6' SPREAD, CONTAINER GROWN	LOW
	12	LAUREL OAK (CANOPY TREE)	QUERQUS HEMISPHERICA	2.5" CAL. DBH, 10' HGT. 6' SPREAD, CONTAINER GROWN	LOW
	73	FLORIDA PRIVET (UNDERSTORY)	FORESTIERA SEGREGATA	2.5" CAL. DBH, 8' HGT. 6' SPREAD, 6' CLEAR TRUNK	MED.

NOTE: ALL DISTURBED AREAS TO BE SOODED WITH BAHIA



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ENGINEER: JOHN HERBERT, P.E.
 CHECKED BY: TOM SHELTON, P.E.
 TECHNICIAN: J.W.H.

11.02.17 third edition
 07.31.17 second edition
 06.08.17 current edition

DATE REVISIONS

PROJECT NO. 1630

AMERICAN CIVIL ENGINEERING CO.

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cert. of authorization number 8729

LANDSCAPING PLAN

AIRPORT PARKING LONG TERM

2635 McCoy Road, Belle Isle, Florida

LANDSCAPE PLAN
project no. 15325
sheet number
8 of 9

SEC. A GENERAL CONSTRUCTION NOTES:

- 1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS SPECIFIED ON THE SITE CONSTRUCTION PLANS.
2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY THE GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THERE IN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE PRIOR TO BIDDING AND ACCEPTING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ENGINEER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
5. ANY PROPOSED FIELD CHANGES WHICH SUBSTANTIALLY DEVIATE FROM THIS PLAN SHALL BE APPROVED BY THE GOVERNING AUTHORITIES AND THE ENGINEER PRIOR TO THE CHANGE TO MADE IN THE FIELD.
6. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
7. ANY DISCREPANCY BETWEEN THE CONSTRUCTION INFORMATION SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION. FAILURE TO DO SO AND TO CONTINUE CONSTRUCTION WITHOUT WRITTEN NOTIFICATION SHALL MAKE THE CONTRACTOR COMPLETELY LIABLE FOR WHATEVER ACTIONS AND/OR ERRORS THAT MAY SUBSEQUENTLY ARISE.
8. ALL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH INFORMATION SHOWN ON THESE PLANS. ANY CONFLICTS WHICH RESULT IN CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR FOR REVIEW AND APPROVAL PRIOR TO FIELD CHANGES. MINOR ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES AND DEPTHS OF BERMS AND SWALES MAY BE MADE WITH THE APPROVAL OF THE ENGINEER IF THE BASIC DESIGN INTENT IS MET.
9. THE INTENT AND/OR INTERPRETATION OF THESE CONSTRUCTION PLANS IF REQUIRED, SHALL BE MADE BY THE ENGINEER OF RECORD. ANY NEED BY THE CONTRACTOR FOR INTERPRETATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER UPON DISCOVERY. NO ADJUSTMENTS TO THE PLANS SHALL BE MADE TO A.D.A. PARKING SPACE SHALL EXCEED A 2% SLOPE IN ANY DIRECTION. DRIVEWAYS CONNECTING TO EXISTING ROADS/STREETS TO PROPOSED SITE PAVING AREAS SHALL NOT EXCEED AN 8% SLOPE. VERTICAL CURVES SHALL HAVE A LENGTH OF NOT LESS THAN 100 FEET.
10. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE APPROVED PLAN AND/OR PLAT, AND PERFORMED BY QUALIFIED PERSONNEL.
11. ALL ELEVATIONS REFER TO THE DATUM AS INDICATED ON THE SURVEY (BY OTHERS).
12. THE CONTRACTOR SHALL TAKE CARE DURING THE CONSTRUCTION TO AVOID DISTURBING ANY EXISTING SURVEY MONUMENTS. ANY MONUMENT DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY THE PROJECT SURVEYOR.
13. THE CONTRACTOR SHALL HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL TESTS REQUIRED BY THIS SPECIFICATION.
14. THE CONTRACTOR SHALL NOTIFY AMERICAN CIVIL ENGINEERING COMPANY 24 HOURS IN ADVANCE TO ANY TESTING AND SUPPLY THE REQUIRED TEST RESULTS.
15. THE DESIGN AND ENGINEERING OF THIS PROJECT IS BASED ON INFORMATION SUPPLIED BY OTHERS. EASEMENTS OR OTHER ENCUMBRANCES, WHICH MAY EXIST AND NOT SHOW ON THE SURVEY ARE NOT THE RESPONSIBILITY OF THE ENGINEER.
16. EXISTING SOILS CONDITIONS WHICH DIFFER FROM THE SOILS REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AT TIME OF DISCOVERY.
17. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT AND EROSION/SEDIMENT CONTROL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
19. ANY FUEL STORAGE AREAS SHALL HAVE PROPER OWNERS APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
20. SITE WORK PERFORMED ON THIS PROJECT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHEN AND WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
21. THE INFORMATION ON THESE CONSTRUCTION PLANS ARE SUBJECT TO APPROVAL BY THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. ALL WORK SHALL BE PURSUANT TO APPROVED PLANS AND ISSUED PERMITS.
22. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
23. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO INSTALLATION OF UNDERGROUND PIPES, FOOTERS OR EXCAVATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE ALL NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COST WHICH MAY OCCUR DUE TO TO ANY DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITY STRUCTURES OR PROPERTY. THE CONTRACTOR SHALL COVER THE ENTIRE COSTS OF ALL REPAIRS AND/OR REPLACEMENT.
25. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS AFFECTED UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. BY CALLING "SUNSHINE" AT 1-800-432-4770 OR 811. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
26. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND CORRECT WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE THE RESPECTIVE GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO CONTACT THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
27. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND CONDUITS (INCLUDING IRRIGATION) PRIOR TO SUB-BASE CONSTRUCTION.
28. UPON NOTICE FROM THE CONTRACTOR THAT CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE BEEN CONTACTED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.
29. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THE PLANS SHALL BE KEPT IN GOOD ORDER.
30. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER RELATIVE TO THE LOCATION OF ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH PAVEMENT GRADES AND CONSTRUCTION BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES. ONE (1) SET OF AS-BUILT PLANS ARE TO BE PROVIDED TO THE ENGINEER.
31. ENGINEER TO PROVIDE RECORD DRAWINGS AND CERTIFICATIONS TO THE ISSUED PERMITS.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEC. B EARTHWORK:

- 1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE SURVEY (BY OTHERS).
2. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. ANY CONFLICT BETWEEN THE INFORMATION WITH THE REPORT AND THE CONSTRUCTION PLANS SHALL BE REPORTED TO THE ENGINEER UPON DISCOVERY. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO BIDDING.
3. THE CONTRACTOR SHALL READ AND ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING TREES, PLANTS AND SHRUBS WHICH ARE MARKED OR DESIGNATED AS PART OF THE LANDSCAPING SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. WHERE TREES, PLANTS OR SHRUBS ARE ADJACENT TO THE CONSTRUCTION CARE SHALL BE TAKEN TO PROTECT AND RESTORE THE ORIGINAL CHARACTERISTICS OF THE VEGETATION.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES, AS NECESSARY.
6. ALL SITE CLEARING AND GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 110 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL EXCAVATION AND EMBANKMENT SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL FILL AREAS GREATER THAN 12 INCHES IN HEIGHT SHALL BE COMPACTED IN 12 INCH LIFTS (MEASURE PRIOR TO COMPACTION) TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED ON THESE PLANS. ALL GRASSING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 570 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL DESIGNATED AREAS TO BE SOODED PER THE PLANS, SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 575 OF THE F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. THE CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS OR MEDANS.
12. FINISH FLOOR ELEVATIONS ARE TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN ON THE GRADING PLAN.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL SLUR, MUD AND EROSION DURING CONSTRUCTION AND SHALL PROTECT ALL ADJACENT PROPERTIES AND RIGHTS-OF-WAY FROM DAMAGE BY EROSION, SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED DUST.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE AND SOIL CONDITIONS AND DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
15. ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
16. ALL AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE.
17. PRIOR TO BID PREPARATION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT FEAT AREAS, ACCURACY OF EXISTING MATERIALS FILL, DRAINAGE REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT PRICING. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE REMOVAL FROM THE SITE, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT AN EXTRA COST, FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
19. ANY FUEL STORAGE AREAS SHALL HAVE PROPER OWNERS APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
20. SITE WORK PERFORMED ON THIS PROJECT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHEN AND WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
21. THE INFORMATION ON THESE CONSTRUCTION PLANS ARE SUBJECT TO APPROVAL BY THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. ALL WORK SHALL BE PURSUANT TO APPROVED PLANS AND ISSUED PERMITS.
22. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
23. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO INSTALLATION OF UNDERGROUND PIPES, FOOTERS OR EXCAVATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE ALL NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COST WHICH MAY OCCUR DUE TO TO ANY DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITY STRUCTURES OR PROPERTY. THE CONTRACTOR SHALL COVER THE ENTIRE COSTS OF ALL REPAIRS AND/OR REPLACEMENT.
25. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS AFFECTED UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. BY CALLING "SUNSHINE" AT 1-800-432-4770 OR 811. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
26. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND CORRECT WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE THE RESPECTIVE GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO CONTACT THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
27. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND CONDUITS (INCLUDING IRRIGATION) PRIOR TO SUB-BASE CONSTRUCTION.
28. UPON NOTICE FROM THE CONTRACTOR THAT CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE BEEN CONTACTED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.
29. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THE PLANS SHALL BE KEPT IN GOOD ORDER.
30. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER RELATIVE TO THE LOCATION OF ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH PAVEMENT GRADES AND CONSTRUCTION BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES. ONE (1) SET OF AS-BUILT PLANS ARE TO BE PROVIDED TO THE ENGINEER.
31. ENGINEER TO PROVIDE RECORD DRAWINGS AND CERTIFICATIONS TO THE ISSUED PERMITS.

SEC. C DRAINAGE:

- 1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT ISSUED FOR THIS PROJECT.
2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. THE ABOVE F.D.O.T. CONSTRUCTION DETAILS ARE HEREBY INCORPORATED THESE PLANS BY REFERENCE.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DIMENSIONS BETWEEN CENTER-LINES OF DRAINAGE STRUCTURES AND FROM END OF HEADWALLS AND MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
5. ALL STORMWATER DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III) UNLESS NOTED OTHERWISE.

SEC. D PAVING:

- 1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH F.D.O.T. CURRENT CONSTRUCTION SPECIFICATIONS.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE ADJUSTED IN THE FIELD TO INSURE A SMOOTH AND UNIFORM CONNECTION. IN THESE AREAS, IT MAY ALSO BE NECESSARY TO MAKE MINOR FIELD ADJUSTMENTS IN PAVEMENT GRADES TO ACCOMPLISH GRADE TRANSITIONS.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH THE ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL ON-SITE PAVEMENT MARKINGS SHALL BE MADE WITH NON-THERMOPLASTIC PAINT TO FOOT STANDARD SPECIFICATIONS. PARKING STALL STRIPING TO BE 4" WIDE.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN 12 INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."
8. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "Y" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
9. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 14" DAY PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 17352.
10. A MINIMUM OF 2-WAY TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

SEC. E EROSION CONTROL:

- 1. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES OR UNDERGROUND UTILITIES INSTALLATIONS.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS RELATED TO SUCH MEASURES. METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO, FLOATING SILT BARRIERS, SEDIMENTATION BASINS, SEDIMENT CHECK DAMS, SILT FENCES, SYNTHETIC BALS. THE MEASURES SHOWN ON THESE PLANS SHALL BE CONSIDERED MINIMUM AND SHALL NOT DEVIATE THE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION, EROSION, SEDIMENTATION AND TURBIDITY.

- 3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE F.D.O.T. MANUAL FOR EROSION CONTROL (LATEST ED.)
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE WORK STOPS FOR THE DAY.
5. TEMPORARY SEDIMENT TRAPS ARE ACCEPTABLE IF THE INLET IS PROPERLY SCREENED WITH SYNTHETIC BALES AND LOW ENOUGH IN ELEVATION FOR RUNOFF TO ENTER THE STRUCTURE.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THIS PROJECT UNTIL ACCEPTED BY THE OWNER.
7. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES COULD RESULT IN CONSTRUCTION BEING SUSPENDED BY THE ENGINEER.
8. SEDIMENT BARRIERS SHALL MEET D.O.T. STANDARDS.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTION BY THE ENGINEER OF RECORD.
10. ALL SEEDING FOR TEMPORARY STABILIZATION SHALL BE DONE AS EACH AREA IS MADE READY. CONSTRUCTION SEQUENCE TO MINIMIZE EROSION AND SEDIMENTATION AT STORM-WATER DISCHARGE POINTS:
A. CONTRACTOR TO INSTALL FOOT TYPE III SILT FENCES AT SITE DISCHARGE POINTS.
B. CONTRACTOR TO CONSTRUCT POND AND CONNECTING DRAINAGE AND OUTFALL PIPES AT INITIAL STAGES OF CONSTRUCTION.
C. ALL GRADING OPERATIONS SHALL BE PERFORMED WITHOUT DELAY, PAUSE OR SUSPENDED (CONTINUOUS OPERATION) UNTIL PROPOSED GRADES ARE MET. ALL EXPOSED EARTH SHALL BE SEEDED AND MULCHED OR SOODED SOON AFTER AFTER GRADING IS COMPLETED.

- 11. EROSION CONTROL PLAN - ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE MODIFICATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND IF SIGNIFICANT THE PERMITTING AGENCY. CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.
12. OUTFALL PROTECTION - PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR EROSION. OUTFALLS SHALL BE PROTECTED THROUGH USE OF ENVIRONMENTAL CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT ENTERING THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
13. SLOPE PROTECTION - ANY DISTURBED OR REWORKED SLOPES 3:1 OR GREATER IN SLOPE SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF TEMPORARY SOODING UNTIL PERMANENTLY STABILIZED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED MORE THAN 24 HOURS OR PRIOR TO ANTICIPATED RAINFALL EVENTS.
14. SYNTHETIC HAY BALES - SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF SITE. BALES SHALL BE DOUBLE STAKED IN ACCORDANCE WITH FOOT STANDARDS. EROSION DEPOSITS REACH THE NEAR THE TOP OF EXISTING BALES THEN SEDIMENTS SHOULD BE REMOVED, ANY DAMAGED OR INEFFECTIVE BALES ARE TO BE REPLACED. THE EXACT LOCATION OF BALE INSTALLATIONS SHALL BE AS DIRECTED BY THE CONSTRUCTION SUPERINTENDENT.
15. A. BACK OF SIDEWALK OR MEDIAN INLETS - THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. SOCK PIPE SHALL BE INSTALLED AROUND INLET TOP. A SECOND ROW OF SOCK PIPE SHALL BE PLACED AROUND INLET APPROXIMATELY 4' OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSIONS TO ACT AS A SEDIMENT BASH. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF SOCK PIPE TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
B. CURB INTAKES - THESE INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. A SILT FENCE (TYPE III) SHALL BE PLACED AROUND THE OF THE BACK INLET IMMEDIATELY ADJACENT TO THE EDGE OF THE INLET. ALL EXPOSED SLOPED MATERIAL ADJACENT TO THE INLET SHALL BE COVERED WITH EROSION CONTROL SOD TO MINIMIZE SEDIMENT ENTERING THE NEW INLET.

- 16. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS TO NEXT TO A KNOWN WETLAND.
17. DAILY INSPECTION OF ALL EROSION CONTROL MEASURES AND CONDITIONS OF ADJACENT PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR. ANY AREAS OF CONCERN SHALL BE NOTED AND CORRECTED. ANY SIGNIFICANT EROSION AREAS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

SEC. F DRY POND & SWALE RETENTION AREAS:

- 1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS FOR CONFORMANCE WITH THE SITE CONSTRUCTIONS PLANS AND FIELD CHANGES. BANKS AND SLOPES OF RETENTION PONDS SHALL ALSO BE CHECKED AFTER RAINFALL EVENTS FOR EROSION PROBLEMS.
2. THE CONTRACTOR SHALL REPAIR ALL EROSION AND SEDIMENT CONTROL SYSTEMS AS REQUIRED FOR CONTINUED FUNCTION. RE-GRADE IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION. ADD SOD AND SILT FENCES AS REQUIRED TO PREVENT SOIL AND SILT FROM EXITING THE SITE.
3. MOW RETENTION AREAS REGULARLY TO MAINTAIN WEED OVERGROWTH AND PROMOTE TURF GROWTH.
4. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH. PROPERLY DISPOSE OF ALL DEBRIS AND TRASH IN RETENTION AREAS AND CONVENIENCE SWALES.
5. INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT AND REMOVE.
6. PERCOLATION PERFORMANCE SHALL BE EVALUATED YEARLY FOR EACH DRY RETENTION AREA. THE RETENTION AREAS SHALL PERCOLATE THE DESIGN WATER QUALITY VOLUME WITHIN 72 HOURS OF THE END OF RAINFALL EVENT. BOTTOM MAINTENANCE SHALL BE PERFORMED AS REQUIRED BY EXERCISING THE FOLLOWING PROCEDURE:
A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL AND SCARIFY.
B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO DESIGN GRADE AND SEED AND MULCH OR COVER WITH NON-MUCK GROWN SOD.

SEC. G WORKS IN PUBLIC RIGHT-OF-WAY:

- 1. ALL LOCAL, STATE AND FEDERAL ORDINANCES, POLICIES AND/OR OTHER REGULATIONS REGARDING TRAFFIC AND PEDESTRIAN TEMPORARY BARRICADES, LIGHTS, SIGNALS, SIGNAGE ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAFE AND CONVENIENT MEANS OF ACCESS AND EGRESS TO ALL PARTS OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.
2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OR AS DIRECTED BY F.D.O.T. AND LOCAL TRAFFIC ENGINEERS SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
3. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
5. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATIONS AND SUPPLEMENTS.
6. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATIONS AND SUPPLEMENTS.
7. ALL SIGNS WITHIN FOOT RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATIONS AND SUPPLEMENTS.
8. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH CURRENT FOOT STANDARDS.

- 9. STRIPING WITHIN FOOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17348.
10. SIGNS WITHIN FOOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 11860 AND SHALL BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17302.
11. SIGNING AND STRIPING WITHIN FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. THE WORK PERFORMED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO:
A) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
B) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS FOR STREETS AND HIGHWAYS ON STATE MAINTAINED SYSTEMS. (AKA: STANDARD INDEX) COMPLIANCE WITH ALL APPLICABLE FOOT INDEXES IS REQUIRED.
13. THE MAINTENANCE OF TRAFFIC IS TO BE PER APPLICABLE FOOT INDEX DESIGN.

SEC. H SAFETY:

- 1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY CURRENT OSHA STANDARDS.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

SEC. L DEMOLITION:

- 1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR PERFORMING THE DEMOLITION WORK AND SHALL FURNISH A COPY OF SAME TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL MODIFY ALL UTILITY COMPANIES OR LOCAL AUTHORITIES FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, OR UTILITY/SEWER SERVICE. SO THEY CAN REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR EQUIPMENT IN ORDER TO FACILITATE DEMOLITION.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENT NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES, STRUCTURES, AND UTILITIES NOT MARKED FOR REMOVAL OR DEMOLITION AND SHALL PROMPTLY REPAIR ANY DAMAGE AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.
5. THE CONTRACTOR TO REMOVE ALL BUILDING STRUCTURES MARKED FOR DEMOLITION WHICH INCLUDES ALL FOOTERS ASSOCIATED WITH THE STRUCTURE, SEPTIC SYSTEMS AND WATER LINES TO THE METER LOCATION, LATERALS TO THE RIGHT-OF-WAY LINE (CAP PRIOR TO BACKFILLING THE TRENCH), AND ALL UNDERGROUND ELECTRICAL WIRING NOT ASSOCIATED WITH THE APPROPRIATE POWER COMPANY.
6. THE CONTRACTOR SHALL REMOVE ALL PAVING MARKED FOR DEMOLITION WHICH INCLUDES ALL ASPHALT, CONCRETE, BASE, GRAVEL, BRICK AND SIDEWALK.
7. THE CONTRACTOR SHALL REMOVE ALL TREES MARKED FOR REMOVAL WHICH INCLUDES THE ROOTS ASSOCIATED WITH THE TREE. THE TREES NOT MARKED FOR REMOVAL SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS.
8. THE CONTRACTOR IS TO REMOVE ALL UNSALVAGEABLE MATERIALS AND YARD WASTE FROM THE SITE IMMEDIATELY AND DISPOSE OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
9. THE CONTRACTOR SHALL SAW-CUT A SMOOTH STRAIGHT EDGE ON ANY PAVEMENT PROPOSED FOR DEMOLITION PRIOR TO ITS REMOVAL TO ENSURE THAT THE EDGE OF THE INTERFACE BETWEEN OLD AND NEW PAVEMENT IS STRAIGHT, UNIFORM AND EVEN IN ELEVATION.

SEC. I UNDERGROUND UTILITIES:

- 1. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RESET AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT SOILS ENGINEER AND SUBMIT TEST REPORTS TO ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
3. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
4. FLORIDA LAW (533.851) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC OR PRIVATE STREETS, ALLEYS, RIGHT-OF-WAY OR UTILITY EASEMENTS WITH HAND TOOLS OR POWER EQUIPMENT MUST FIRST OBTAIN INFORMATION ON THE LOCATION OF UNDERGROUND GAS PIPE LINES. THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION.
5. ALL WORK SHALL SHALL BE OPEN TO AND SUBJECT TO INSPECTION.
6. THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF UTILITY CONDUITS (SLEEVES) UNDER PAVED AREAS WITH EACH UTILITY COMPANY PRIOR TO BASE INSTALLATION.
7. ALL DOWELING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES, STORMWATER PIPES AND MANHOLES, SANITARY SEWER MAINS, FORCE MAINS, MANHOLES, AND LIFT STATIONS, AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

SEC. J SANITARY SEWER SYSTEM:

- 1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. IF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY SEWER LINES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHO WILL DIRECT THE CONTRACTOR TO REMOVE THE UNSUITABLE MATERIAL AND PREPARE THE TRENCH AND INSTALL THE SEWER LINES IN ACCORDANCE WITH ASTM D-2321.
3. ALL SANITARY SEWER MAINS AND LATERALS WITH IN THE R.O.W. SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
6. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE ONE (1) COPY OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
7. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRABY SEWER IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE TESTING COMPANY. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
8. ALL FORCEMAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST SPECIFICATIONS AND SUPPLEMENTS WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

SEC. K WATER DISTRIBUTION:

- 1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITIES PROVIDER REQUIREMENTS, FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS.
3. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH F.D.E.P. AND LOCAL UTILITIES PROVIDER.
4. ALL WATER LINES SHALL BE INSTALLED IN A DRY TRENCH.
5. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH CITY, COUNTY AND FOOT STANDARDS. POTABLE WATER TEST PRESSURES SHALL BE 150 PSI. DURATION OF TESTS IS TO BE 2 HOURS. TESTS TO BE CONDUCTED PURSUANT TO AWMA C605 DUCTILE IRON PIPE AND 90% OF THAT ALLOWABLE LEAKAGE FOR PVC PIPE.
6. DISINFECT POTABLE WATER MAINS IN ACCORDANCE WITH AWMA C651 STANDARD PROCEDURES FOR DISINFECTING WATER MAINS.
7. ALL PVC PIPE MUST BEAR THE NSF LOGO FOR POTABLE WATER USE.
8. PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED, HAVE ENGINEER APPROVED PRESSURE TESTING AND HAVE FOD CLEARANCE. REFER TO FDEP PERMIT FOR ANY ADDITIONAL REQUIREMENTS.
9. THE WATERMAINS SHALL BE INSTALLED AS NOTED ON THE PLANS. WHERE APPLICABLE, A SEPARATION BETWEEN WATERMAINS, SEWER, RE-USE OR STORM PIPES SHALL MEET OR EXCEED THE REQUIREMENTS OF F.D.E.P.

LEGEND

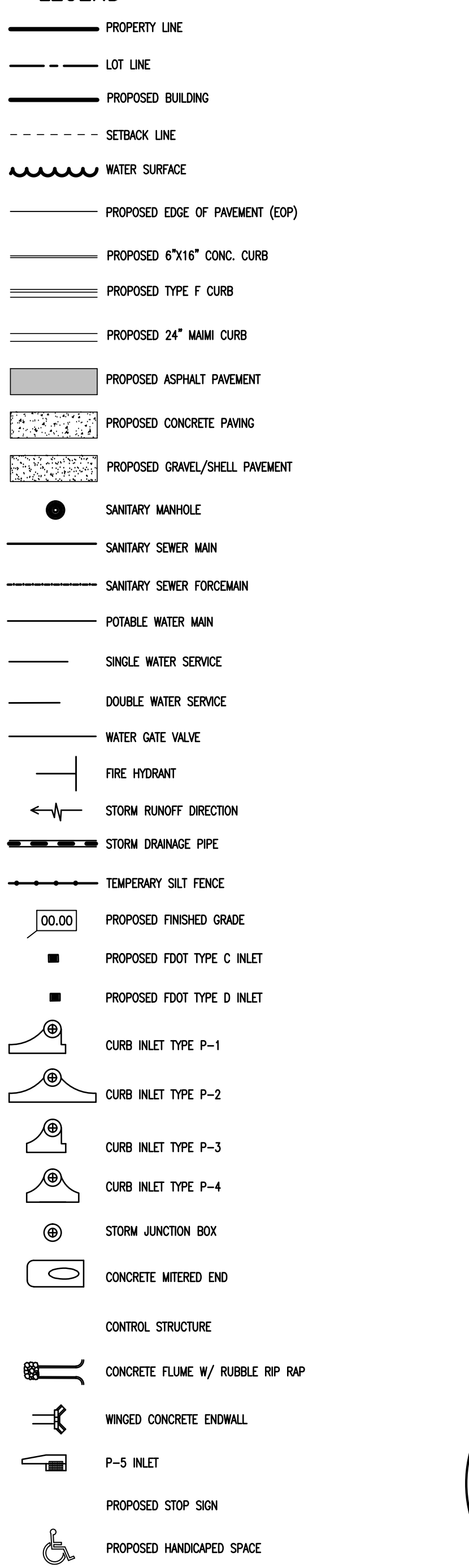
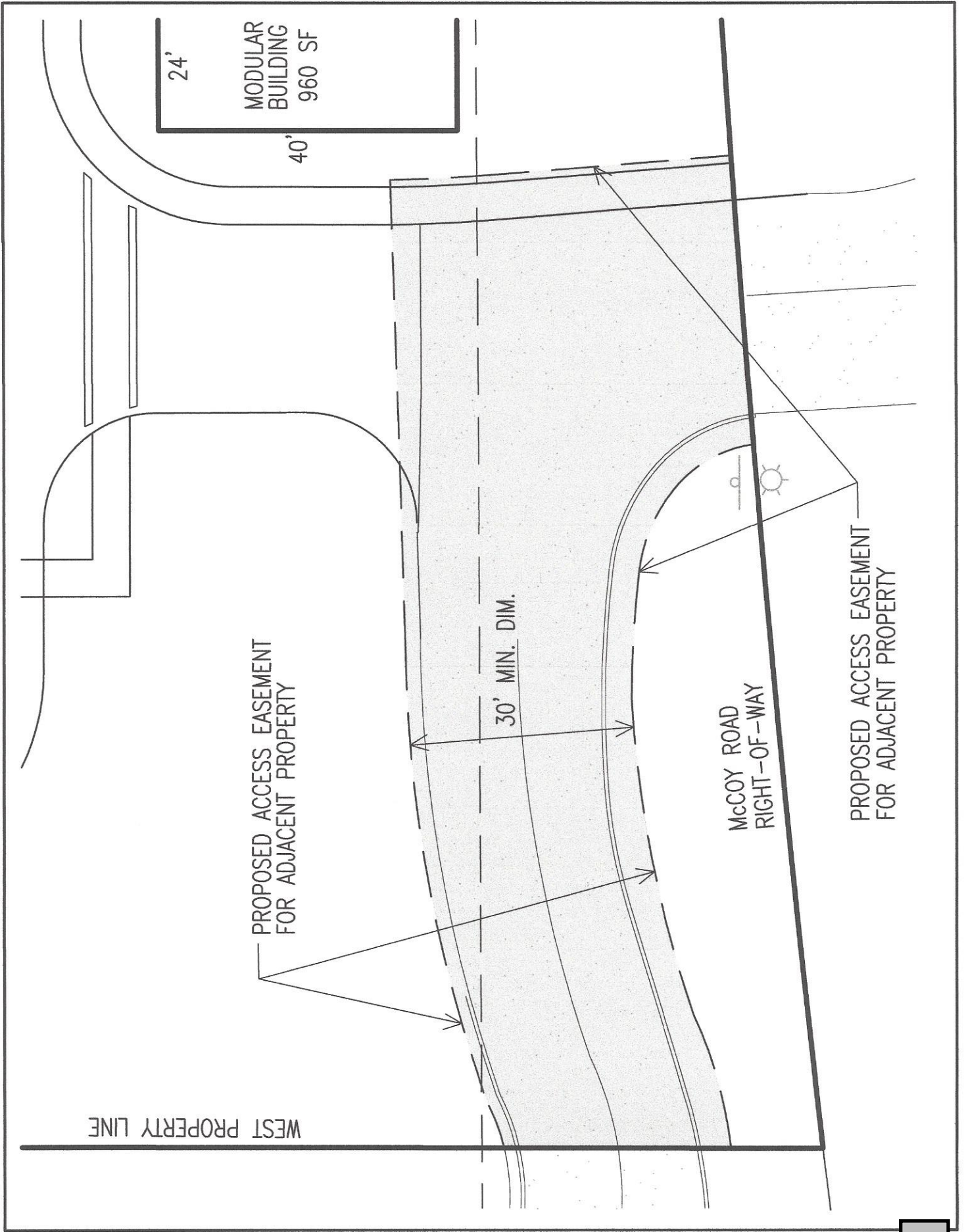


Table with project information: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. PROJECT NO. 15165. ENGINEER: JOHN HERBERT, P.E. CHECKED BY: TOM SKELTON, P.E. TECHNICIAN: J.M.H. DATE: 11.02.17 third edition current edition. REVISIONS:

AMERICAN CIVIL ENGINEERING CO. 207 N. MOSS RD., SUITE 201, WATER SPRINGS, FL 32708 PH: (407) 327-7600; FAX: (407) 327-0627. cert. of authorization number 8793

GENERAL NOTES AIRPORT PARKING McCoy Road 2635 McCoy Road, Belle Isle, Florida. GENERAL NOTES project no. 15100 sheet number 9 of 9





April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

To: The Planning and Zoning Board
Date: October 26, 2017
Re: Research on 2635 McCoy Road

In review of the documents on file at Belle Isle City Hall and Comprehensive Plan transmittals to the Florida Department of Economic Opportunity (DEO), the following items have been determined. Please note that this determination is based on the available data and files. Should additional data or files regarding ordinances and rezoning actions be produced that substantiate other findings, this determination could change. (Supporting documentation is attached.)

1. The Official Zoning Map of June 30, 1975 shows the portion of the property West of Burbank Avenue and North of the southern line of Flowertree Road zoned R-1 residential and the portion of the property West of Burbank Avenue and South of the southern line of Flowertree Road zoned C-1 commercial.
2. The Zoning Map of 1980 identifies that the Northern 150 feet (possibly wider on the western portion but the width noted is not legible) of the subject property is zoned R-1-A, along with a portion of the property abutting Burbank Avenue, however no dimension is provided for the portion abutting Burbank.
3. The transmittal copy of the December 6, 1990 Comprehensive Plan identifies the northern quarter of the property as low density residential and the southern three-quarters as commercial.
4. The 2008 Evaluation and Appraisal Report transmittal to the DEO provides both a future land use map and zoning map that identifies the northern portion of the property as low density residential future land use with R-1-A zoning and the southern as commercial future land use with a C-1 zoning. These maps appear consistent with the current future land use and zoning map designations for the property.
5. The current Official Zoning Map, dated January identifies the northern portion of the property as low density residential and the southern as commercial. The line appears to follow the 150 feet of width for the northern portion consistent with the Official Zoning Map of 1980. There is no required residential zoning on the eastern side, however.

Findings:

Based on the determinations above, the City's current Official Zoning Map is legally enforceable to indicate that the southern portion of the property is zoned C-1 Commercial with the northern portion of 150 feet in continuous width is zoned with a residential R-1-A designation.

An additional item was requested by April Fisher on Aug. 29, 2017 by email below:

Hi John,

The deadline is the first Thursday in September. I need to also let you know that I took a look at your plan sheet showing the paving design. It appears to show grass parking stalls, which was not identified on the site plan. Unfortunately, the Belle Isle Code does not allow for parking on grass as identified in Sec. 50-72 of the code. In order to be able to do this, a variance from the code would be required to be approved by the Planning and Zoning Board. This would have to be accomplished before a site plan could be approved with grass parking by the Board. Your plan set will need to be revised to provide paved parking before it goes back to the Board, which may also affect your ISR calculations.

Thank you,

April

April Fisher, AICP
Planning Consultant
Fisher Planning and Development Services, Inc.
aprilfisher73@gmail.com
[407-494-8789](tel:407-494-8789)

NOTICE OF PUBLIC MEETING

NOVEMBER 28, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 4

MEMORANDUM

TO: Planning and Zoning Board

DATE: November 17, 2017

Public Hearing Case #2017-10-013 - Pursuant to Belle Isle Code Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence in the front yard of a residential property, submitted by applicant John W. Holloway located at 6201 Matchett Road, Belle Isle, FL 32809 also known as Parcel #24-23- 29-3400- 00-162.

Background:

1. On October 5, 2017, John W. Holloway submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, November 18, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Wednesday, November 15, 2017.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Code Section 50-102(b) and Sec. 42-64 of the Belle Isle Land Development Code having been met to approve this request for a variance to place a fence in the front yard of a residential property, submitted by applicant John W. Holloway located at 6201 Matchett Road, Belle Isle, FL 32809 also known as Parcel #24-23- 29-3400- 00-162..

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Section 50-102(b) and Sec. 42-64, having NOT been met; [use only if NONE of the justifying criteria have been met] the requirements of section 42-64(1) Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone] to deny this request for to place a fence in the front yard of a residential property, submitted by applicant John W. Holloway located at 6201 Matchett Road, Belle Isle, FL 32809 also known as Parcel #24-23- 29-3400- 00-162.

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

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

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

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

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



April Fisher, AICP
fisherpds@outlook.com
407-494-8789

November 16, 2017

Variance Application: 6201 Matchett Road

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

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

Review Comments

This variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a fence in the front yard. The code expressly prohibits fences or walls in the front yard of a property. The applicant is seeking a variance to allow a 4-foot dark green vinyl coated chain link fence to run for 510 linear feet to the front property line on its north property boundary, which would encroach into the required 30-foot front yard setback plane.

The board in granting an application for the variance may consider as justifying criteria, the following from Sec. 50-102 (b) (16):

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

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

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

Staff Recommendation

Based on the applicant's identification that creating a physical barrier between the subject property and those to the north of it will delineate that it is not part of a park, this will provide security and safety from others entering the property by mistaking it as a continuous park, staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) (3) and the required criteria in Sec. 42-64 (1).

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 10/5/17

P&Z CASE #: 2017-10-D13

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: _____

APPLICANT: John W. Holloway

OWNER: John W. Holloway, individually

ADDRESS: 6201 Matchett Rd.

and John W. Holloway, as Trustee

Belle Isle, FL 32809

of the John W. Holloway Homestead Trust,

PHONE: (407) 855-7622

u/d July 12, 2012

PARCEL TAX ID #: 24-23-29-3400-00-162

LAND USE CLASSIFICATION: Low Density Residential ZONING DISTRICT: R1AAA

DETAILED VARIANCE REQUEST: 4' commercial grade vinyl coated chain link fence with folded wire ends (top and bottom) between 6201 Matchett Road and 6135 Matchett Road, in the field along the north property line connecting to existing fence on the east and a hedge on the west

SECTION OF CODE VARIANCE REQUESTED ON: 50-102 (b)(5)a

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

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

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.

[Signature]
APPLICANT'S SIGNATURE individually

[Signature]
OWNER'S SIGNATURE individually, and as Trustee

FOR OFFICE USE ONLY:	FEE: \$150.00	<u>10/5/17</u> Date Paid	<u>18804</u> Check/Cash	<u>HKV</u> Rec'd By
Determination	_____			
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No	Council Action: _____			

Lisa Davis 4/07 855 4712

DOCH 20120382080 B: 10411 P: 2473
07/18/2012 11:02:56 AM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: DEAN MEAD EGERTON BLOODWO


This Instrument Prepared By:
Jonathan D. Wallace, Esquire
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

776

Parcel Identification No.: 24-23-29-3400-00-162

GENERAL WARRANTY DEED

GRANTOR: JOHN W. HOLLOWAY, a single man
GRANTEE AS
TO LIFE ESTATE: JOHN W. HOLLOWAY, a single man
GRANTEE AS TO
VESTED REMAINDER: JOHN W. HOLLOWAY, not individually, but solely as Trustee of
the JOHN W. HOLLOWAY HOMESTEAD TRUST, established
and created under a written trust agreement dated effective as of
July 12, 2012, as the same may have been, or may hereafter be,
amended from time to time
GRANTOR'S ADDRESS: 6201 Matchett Road, Orlando, Florida 32809
GRANTEE'S ADDRESS: 6201 Matchett Road, Orlando, Florida 32809
PROPERTY LOCATION: Orange County, Florida

THIS INDENTURE, WITNESSETH: That the above-named Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which consideration is acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the above-named Grantee, the below-specified estates in and to the real property described in Exhibit "A", attached hereto and made a part hereof:

- (a) unto JOHN W. HOLLOWAY, a single man, a life estate; and
- (b) unto JOHN W. HOLLOWAY, not individually, but solely as Trustee of the JOHN W. HOLLOWAY HOMESTEAD TRUST dated July 12, 2012, a vested remainder fee simple interest and estate to become possessory upon the death of JOHN W. HOLLOWAY, the life tenant.

TOGETHER with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the above-described estates and interests in and to the real property described in Exhibit "A", and the buildings, fixtures and improvements thereon.

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free of all encumbrances except the lien for taxes accruing subsequent to December 31, 2011.

This conveyance is subject to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of Grantor as to the status of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the 12th day of July, 2012.

Signed, sealed and delivered in the presence of:

Melissa Travis
Print Name: Melissa Travis

John W. Holloway
JOHN W. HOLLOWAY

Amy Schmidt
Print Name: Amy Schmidt

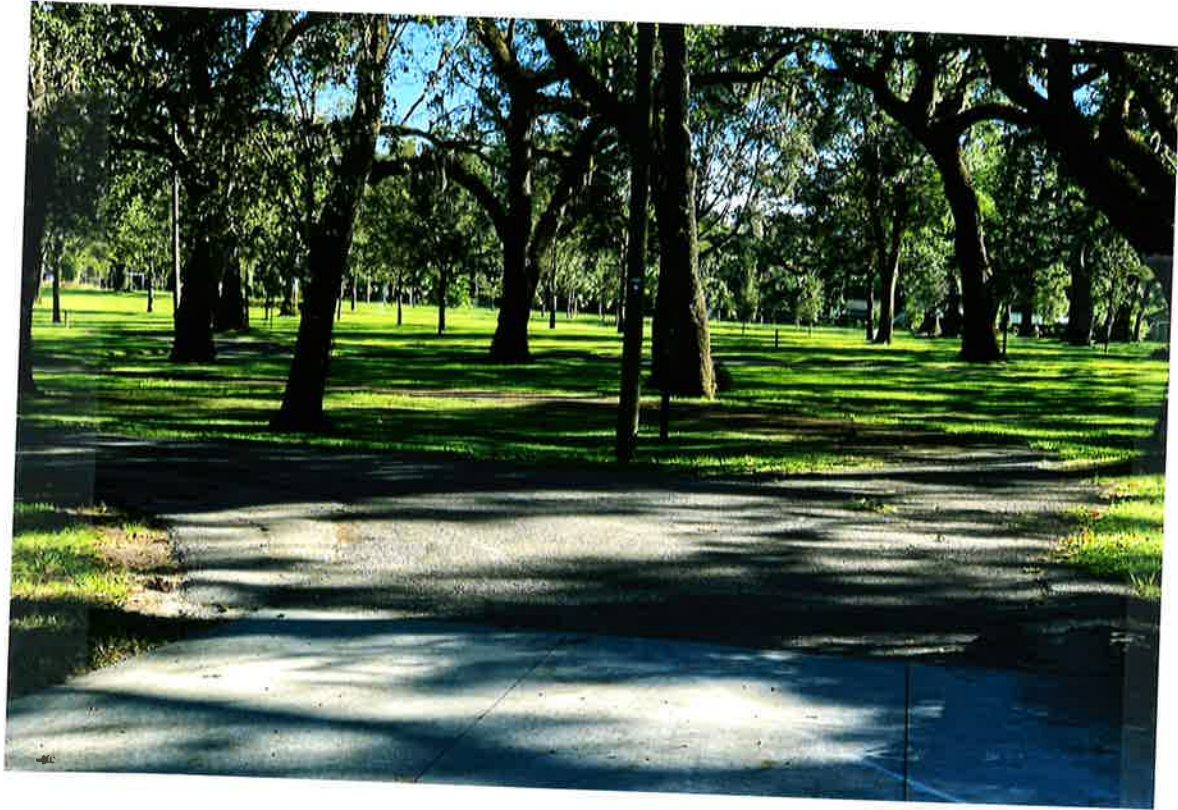
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of July, 2012, by JOHN W. HOLLOWAY. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

Lauren Y. Detzel
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

Northerly 160 feet of the Southerly 325 feet of Lot 16 of HARNEY HOMESTEAD, lying East of Matchett Road and measured parallel to said road, according to the plat thereof recorded in Plat Book "C", Page 53, Public Records of Orange County, Florida.



ADVANTAGE

ONE SOURCE

SPSV

Color Fencing System



SPSV

SPS STEPHENS

PIPE & STEEL



American Society for
Testing and Materials



GRAND RAPIDS, MICHIGAN 800-850-3433

GREENSBORO, NORTH CAROLINA 800-582-1533

MELBOURNE, FLORIDA 800-290-7473

HAYDEN, ALABAMA 800-521-3810

MOUNT STERLING, OHIO 800-742-3467

PORT ALLEN, LOUISIANA 866-219-4336

BLADENSBURG, MARYLAND 866-792-5295

MANCHESTER, CONNECTICUT 877-777-8721

National Headquarters RUSSELL SPRINGS, KENTUCKY 270-866-3331 or 800-451-2612

YOUR SUPPLIER FOR:

- Largest Pipe and Tube Inventory in the US**
- Chain Link Fabric, Framework, Gates and Accessories**
- Galvanized | PVC-Coated | DuraLast™ Powder-Coated**
- Centurion Ornamental Fence and Gates**
- OnGuard™ Aluminum Gates and Cantilevers**
- High Security Mini Mesh**
- WeatherShield Windscreen**
- Generations™ PVC Fencing**
- Modular and Boxed Kennel Systems**
- OnGuard Security Fence Systems**
- SiteGuard™ and Temporary Fencing**
- Extended Lengths in 2-1/2", 3" and 4"**



Extruded Vinyl Chain Link Fabric

Vinyl chain link fabric from Stephens Pipe & Steel matches your security and enclosure requirements with the appeal that allows the finished fence to blend in or nearly disappear depending on the colors of vinyl chosen. The jacket, of extruded vinyl chain link fabric from Stephens Pipe & Steel, encompasses the steel core making the product suitable for most residential or light commercial applications.

Meets the tenets of ASTM F668, RR-F-191, AASHTO M 81

Vinyl Class 2A Extruded & Bonded Vinyl Chain Link Fabric

Greater life and protection from the environment is afforded for Class 2A by creating an adhesive bond between the vinyl coating and the core wire. This product offers excellent life for residential and commercial installations. Available in meshes from 3/8" to 2 3/8" and in heights up to 20'.

Meets the tenets of ASTM F668, RR-F-191, AASHTO M 81

Vinyl Class 2B Fused and Bonded Chain Link Fabric

Stephens Pipe & Steel offers this product as its premium vinyl solution. The vinyl coating is thermally fused to the galvanized steel core making it ideal for the most difficult of environmental conditions. Available in meshes from 3/8" to 2 3/8" and in heights up to 20'.

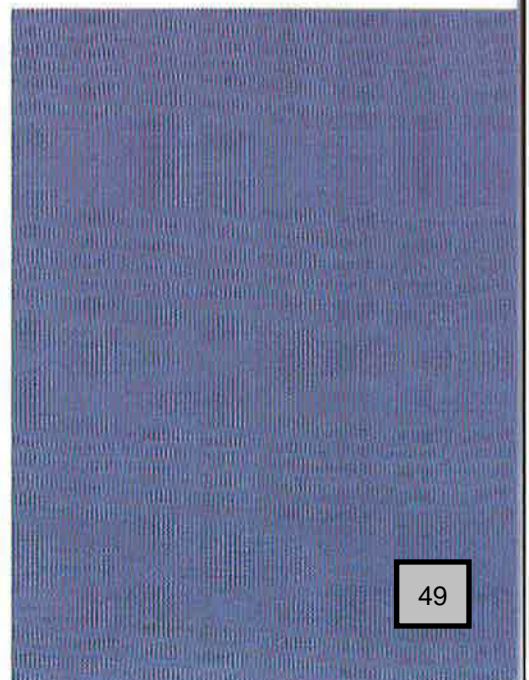
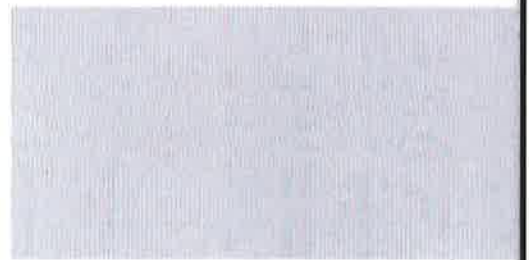
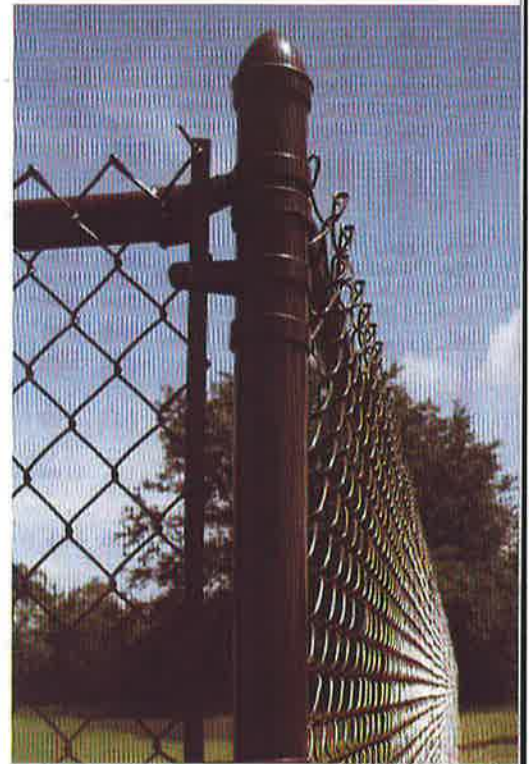
Meets the tenets of ASTM F668, RR-F-191, AASHTO M 81

SPSV Framework and Accessories

After thorough cleaning, the SPSV framework materials are primed and then PVC coated to meet the most rigid government and ASTM specifications. Our industrial-grade vinyl framework is available in Schedule 40, SS 40 and 20 type products and structural weight pipe. A wide variety of O.D.s and gauges can be coated to meet your needs. All of our hardware items are primed and then coated in accordance with ASTM 626. Available in Ensor Green, Woodland Green, Brown and Black. Other non-stock colors are available.

Framework meets the tenets of ASTM F1043

Fittings meet the tenets of ASTM F 626



COLOR CHART

Woodland Green



Ensor Green



Black



Brown



(Actual color may vary from samples above.)

Offer your customers the safety and security of chain link with the aesthetics of vinyl. Mesh sizes as small as 3/8" in Extruded, Extruded & Bonded (Class A) and Fused & Bonded (Class B).

Ideal for installations including:

RESIDENTIAL

RECREATIONAL FACILITIES

HIGHWAYS

INDUSTRIAL & MANUFACTURING FACILITIES

PRISONS

SCHOOLS & OTHER INSTITUTIONS

AIRPORTS

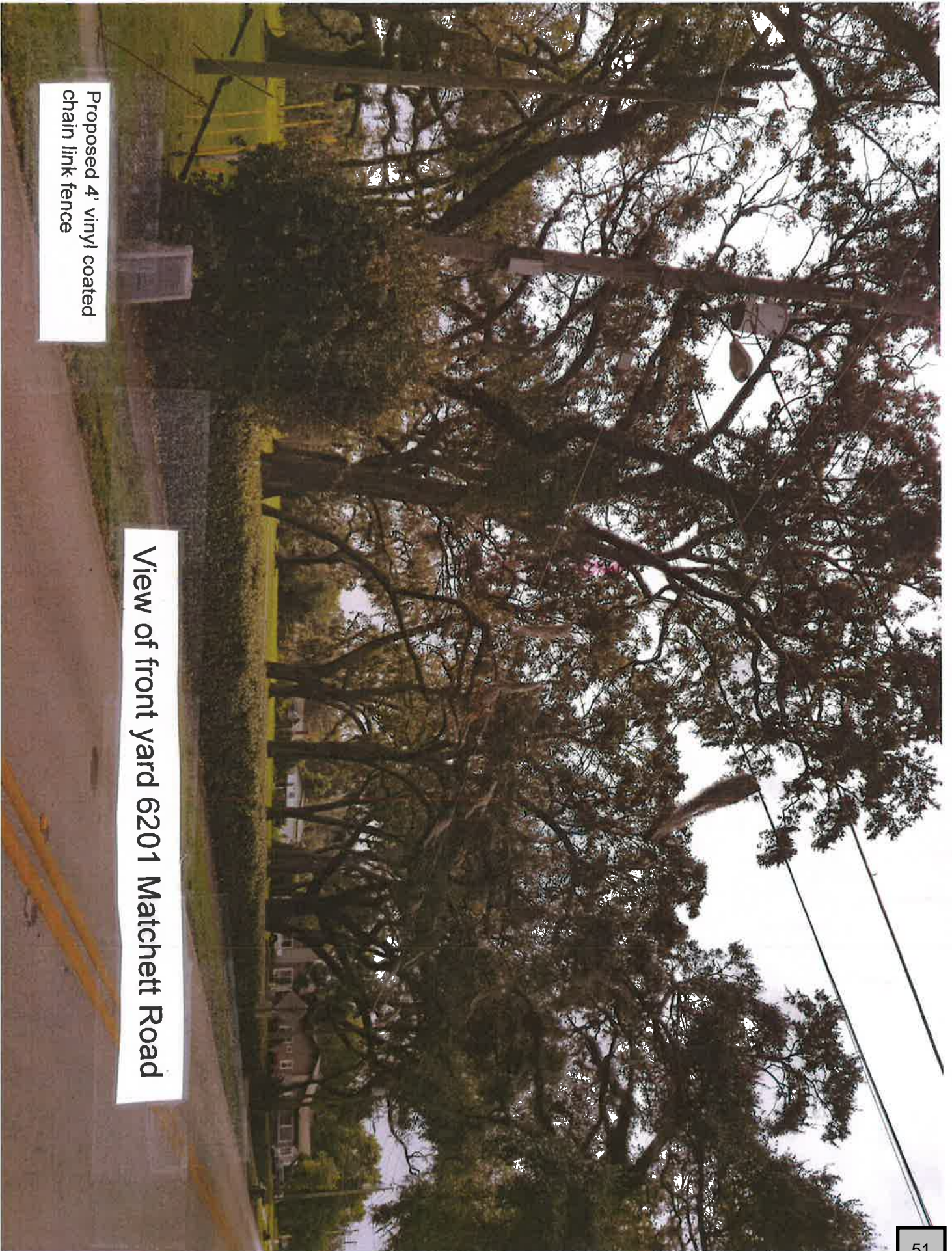
TENNIS COURTS

PORTS

SPSV Color Fencing System is available through any of our offices nationwide.



**P.O. Box 618
Russell Springs, KY 42642
800-451-2612
www.spsfence.com**



Proposed 4' vinyl coated
chain link fence

View of front yard 6201 Matchett Road



Proposed 4' vinyl coated
chain link fence



Proposed 4' vinyl coated -
chain link fence

NOTICE OF PUBLIC MEETING

NOVEMBER 28, 2017 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 5

MEMORANDUM

TO: Planning and Zoning Board

DATE: November 17, 2017

Public Hearing Case #2017-11-007 - Pursuant to Belle Isle Code Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a wall with gate in the front yard of a residential property, submitted by applicant Dina Janicke located at 2221 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-5120-00-320.

Background:

1. On October 31, 2017, Dina Janicke submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, November 18, 2017 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Wednesday, November 15, 2017.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing.

The Board will need to determine if the criteria set forth of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Code Section 50-102(b)(16) and Sec. 42-64 of the Belle Isle Land Development Code having been met to approve this request for a variance to place a wall with gate in the front yard of a residential property, submitted by applicant Dina Janicke located at 2221 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-5120-00-320.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Section 50-102(b) and Sec. 42-64, having NOT been met; [use only if NONE of the justifying criteria have been met] the requirements of section 42-64(1) Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone] to deny this request to place a wall with gate in the front yard of a residential property, submitted by applicant Dina Janicke located at 2221 Hoffner Avenue, Belle Isle, FL 32809 also known as Parcel #18-23-30-5120-00-320.

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

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

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

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

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



April Fisher, AICP
fisherpds@outlook.com
407-494-8789

November 16, 2017

Variance Application: 2221 Hoffner Avenue

Applicant Request: Variance to allow a wall with gate in the front yard

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

Review Comments

This variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a wall with gate in the front yard. The code expressly prohibits fences or walls in the front yard of a property. The applicant constructed the wall and gate prior to receiving a permit and is now trying to permit the wall with gate. A variance is required before the wall can receive a building permit.

The board in granting an application for the variance may consider as justifying criteria, the following from Sec. 50-102 (b) (16):

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

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

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

Staff Recommendation

Based on the applicant's identification that security and safety for her children's and pet's play area are primary issues for installing the wall in the front yard, coupled with the lot fronting in close proximity to the curve on Hoffner Avenue, staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) (3) and the required criteria in Sec. 42-64 (1).

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: 10/31/17 P&Z CASE #: 2017-11-007
VARIANCE SPECIAL EXCEPTION OTHER DATE OF HEARING: Nov 28 2017

Table with 2 columns: Applicant/Owner, Address, Phone, Parcel Tax ID #. Applicant: Dina Janicke, Owner: Dina Janicke, Address: 2221 Noffner Avenue, Phone: 561 414 7600, Parcel Tax ID #: 1F-23-30-5120-00-320

LAND USE CLASSIFICATION: ZONING DISTRICT:

DETAILED VARIANCE REQUEST: AFT - wall and gate front of home

SECTION OF CODE VARIANCE REQUESTED ON: 50-102 B 3+4

- 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...
By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property...
Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application...
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. 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...
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...
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...
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...



To: City of Belle Isle

10/31/17

Re: 2221 Hoffner Avenue
Belle Isle, FL 32809

Standard 1:

The special conditions needed for my property are that my front yard is where my children and dogs play. I do not have a backyard with my home. The property sits on Hoffner Avenue and right on a curve where heavy traffic runs all day and night. Even though a 25 per hour speed limit is listed, many drivers do not adhere to this and speed. Due to the location of my home, car accidents are highly possible and I need to have a wall that protects my children and animals. There was an accident 2 years ago that knocked down my mailbox and an electrical pole into my front yard. Had a wall not been up, one of my children could have been seriously injured.

My son's bedroom is downstairs and he never would sleep in his room until the wall and gate were erected. Since the car accident happened in our driveway 2 years ago, he has had nightmares and would not sleep downstairs.

The height of the wall is needed to prevent my dogs from jumping over it and getting out onto Hoffner Avenue, which would also cause an accident. My dogs jump very high and without the height it sits at currently, they very well could jump over the wall.

In addition, Hoffner Avenue is a thoroughfare with many drivers that do not live in this neighborhood. Sometimes, they cat call to me or yell things to my children. This makes me feel very unsafe and uncomfortable. With the wall and gate, I feel safe living alone in this house with my children, as it is an added layer of protection for us.

The unnecessary hardships would be that one of my children or animals could get seriously injured by one of the drivers that does not adhere to the speed reduction, one of my dogs could get out, which could cause a traffic accident, or that my family could be subject to a crime without an added layer of protection that prevents criminals from entering our property.

Standard # 2 - Not self-created

The applicant did not create the special conditions noted above.

The car accident, which resulted in my mailbox and electrical pole crashing into my front yard, were a result of drivers not adhering to the posted speed limit. My home sits directly on the curve, which results in many cars that could potentially have an accident, as they do not adhere to the speed limit.

The home was built and sits on a property that demands for a front yard to be used for children to play. This makes it necessary to have protection for them to play from the road since it is a major thoroughfare.

The increase in transient traffic and crime is not self-created. The wall is an added layer of protection which helps to prevent criminal activity.

Standard # 3: Minimum possible variance

The height of the wall cannot be any lower as this would make the front yard, where my children predominately play, to be viewable by every passerby. For security reasons and in order for my children to be safe, the wall cannot be any lower.

My dogs can climb and jump over the wall if it is not at the current height of 6 feet. There is no way for me to stop my dogs from climbing and jumping over the wall if it is lowered in height. I have attached articles, which state this.

A chain link fence would not work, as dog can easily climb these. A picket fence would not work as the dogs can dig underneath or climb over it. Any height lower than 6 feet would be a danger to my animals and the traffic on Hoffner Avenue.

Standard #3: Purpose and Intent

The wall and gate are in harmony with the existing neighborhood and are aesthetically pleasing. I am attaching supporting letters from each of my neighbors stating that the wall is satisfying to them and aesthetically pleasing. The wall adds as protection to public welfare as it helps with traffic control, as passerbies have nothing to view. It also helps by preventing a car from harming a child as the wall adds a layer of protection from the curve that exists in front of my property.

Sincerely,



Dina Janicke
2221 Hoffner Avenue
Belle Isle, FL 32809
561-414-7600
dinam451@gmail.com

9/4/17

To Whom It May Concern:

I am writing to ask for an exception on the wall that was built on my property at 2221 Hoffner Avenue.

I am a single woman with two small children ages 10 and under and two dogs. I had the wall installed for the safety and security of my family. We live directly on the bend of Hoffner Avenue where many car accidents have occurred. It is well known that many people do not observe the flashing traffic signal that requires cars to go 25 miles per hour. In fact, two years ago, a car took out the mailbox and electric utility pole in front of my home and was overturned in the front yard. An accident like this could have killed one of my children or dogs if they were outside playing in our front yard.

My dogs also can jump very high and I do not want one of them getting out on Hoffner Avenue which could also cause a dangerous collision.

My son's bedroom is downstairs and he never would sleep in his room until the wall and gate were erected. He feels safe now without seeing all of the drive by traffic out his front window. I have also had men catcall out of their car window to me before the wall was up, when I have been outside doing yard work. This made me very uncomfortable, as I feel very exposed to all of the drive by traffic that uses Hoffner Avenue as a thoroughfare. I feel safe now living alone in this house with my two children as we have a layer of security from the very busy traffic on Hoffner Avenue.

The wall is aesthetically pleasing as well and each of my neighbors has written a letter stating that they approve of the wall and are very pleased with it.

Sincerely,



Dina Janicke
2221 Hoffner Avenue
Belle Isle, FL 32809
561-414-7600
dinam451@gmail.com

Not issued
2/20/17

9/7/2017

To Whom it May Concern,

I, Wendy Siegler, property
owner at 2231 Hoffner Ave., Orlando,
FL 32809 hereby acknowledge and
approve of the gate and wall
of Ms. Dina Janicke, property
owner of 2221 Hoffner Ave, Orlando,
FL 32809. The gate and
wall do not bother me, and
believe it adds to the property.

Wendy Siegler

9/16/2017

TO WHOM IT MAY CONCERN:

MY NAME IS RICHARD CUTLER.
I LIVE AT 2213 HOFFNER AVE ORLANDO FLA.
THIS LETTER IS IN REFERENCE TO
THE FRONT GATE AND WALL AT
2221 HOFFNER AVE. I LIVE NEXT DOOR
AT HAVE NO PROBLEM WITH THIS WALL
THE WALL AND GATE PROVIDE MUCH
NEEDED PRIVACY AND SECURITY FROM
BUSY HOFFNER AVE. IF YOU HAVE
ANY OTHER QUESTIONS OR CONCERNS
PLEASE FEEL FREE TO CONTACT ME.

SINCERELY,

RICHARD CUTLER
2213 HOFFNER AVE
ORLANDO FLA 32809
407-694-7425

- [🔍 Searches](#)
- [🔗 Sales Search](#)
- [📄 Results](#)
- [📄 Property Record Card](#)
- [📌 My Favorites](#)

[Sign up for e-Notify...](#)

2221 Hoffner Ave < 18-23-30-5120-00-320 >

Name(s)	Physical Street Address
Janicke Dina	2221 Hoffner Ave
Mailing Address On File	Postal City and Zipcode
2221 Hoffner Ave	Orlando, FL 32809
Belle Isle, FL 32809-3533	Property Use
Incorrect Mailing Address?	0130 - Sfr - Lake Front
	Municipality
	Belle Isle



View 2017 Property Record Card

- [Property Features](#)
- [Values, Exemptions and Taxes](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

2018 values will be available in August of 2018.

Property Description

[View Plat](#)

J H LIVINGSTONS SUB B/33 PIECE 50 BY 160 FT LYING ON W SIDE OF ROAD WLY OF LOT 61 & 62 BLK E VENETIAN GARDENS


Total Land Area 8,001 sqft (+/-) | 0.18 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

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

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	2000	Gross Area:	2653 sqft
	Type Code:	0104 - Single Fam Class IV	Beds:	3	Living Area:	1918 sqft
	Building Value:	working...	Baths:	3.0	Exterior Wall:	Concrete Block Stucco
	Estimated New Cost:	working...	Floors:	2	Interior Wall:	Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
BD2 - Boat Dock 2	01/01/1997	1 Unit(s)	working...
PT2 - Patio 2	10/02/2000	1 Unit(s)	working...
BC2 - Boat Cover 2	01/01/2010	1 Unit(s)	working...

Page 1 of 1 (3 total records)

This Data Printed on 10/31/2017 and System Data Last Refreshed on 10/30/2017



how high can dogs jump



Sign in

All

Images

Maps

Videos

Shopping

More

Settings

Tools

About 12,200,000 results (0.49 seconds)

six feet

Some dogs can jump as high as **six feet** into the air to clear objects like fences or obstacles, while other dogs can only jump a few inches off the ground. Small dogs with short legs and little agility will have a hard time jumping, while larger, stronger and more agile breeds can jump very high with little effort.



www.cuteness.com

[How high can a dog jump? | FamilyPet](https://familypet.com/how-high-can-a-dog-jump/)

<https://familypet.com/how-high-can-a-dog-jump/>

© 2017 Google LLC

People also ask

How high can dogs jump fence?

What is the world record long jump for a dog?

How do dogs jump?

How do you measure a dog for agility?

Feedback

How high does your dog jump? - YouTube



<https://www.youtube.com/watch?v=ftAgW00WyyqM>

Aug 19, 2011 - Uploaded by Leighton Oosthuisen

It took about three months to learn how to jump this height... While he can jump it without the landing mat ...

How high can the dog jump? - YouTube



<https://www.youtube.com/watch?v=OPib8tmpPI>

Oct 13, 2012 - Uploaded by barrelraces456

How high can a German Shepherd jump? - Duration: ... Can your dog jump from this high? ... Shih Tzu ...

How high can a dog jump? | FamilyPet

<https://familypet.com/how-high-can-a-dog-jump/>

Some dogs can jump as high as six feet into the air to clear objects like fences or obstacles, while other dogs can only jump a few inches off the ground. Small dogs with short legs and little agility will have a hard time jumping, while larger, stronger and more agile breeds can jump very high with little effort.

5 Things to Consider When Getting a Fence for Your Big Dog

blog.fenceauthority.com/fantastic-fences-for-big-dogs/

Aug 4, 2017 - 1. Big dogs need big fences...because they can jump! A four foot high fence is unlikely to deter a Husky, Golden Retriever, or Labrador, so you should look for a fence with a height of five or even six feet. For most breeds, six feet should be sufficient.

How high can dogs jump ?? - Netmums

<https://www.netmums.com> > Chat > General Coffeehouse Chat > General chat

Oct 2, 2012 - 13 posts - 12 authors

1. Would it vary between breeds of dog as to how high they can jump ? 2. How tall a fence are we going to need ? Any help or advice muchly ...

Drawing name: Z:\Projects\18300- Fence\17-100\Site Plan.dwg Site Plan (2) Jul 26, 2017 3:19pm by: user

FOUNDATIONS

1. SUBSURFACE SOIL CONDITIONS INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE EXISTING AND DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF.
2. NOTIFY ENGINEER IF EXISTING FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.

MASONRY CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI ($f_m=1500$ PSI).
2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C478 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" & A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 6'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.
6. REINFORCING STEEL SHALL BE LAPPED MINIMUM 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER TYPE DUR-O-WAL AT 18" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
8. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" & CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD "L" SHAPED PIECES AT CORNERS.
9. PROVIDE A KNOCK OUT BLOCK OR U-BLOCK REINFORCED WITH 1-#5 CONTINUOUS AT THE TO OF WALL.

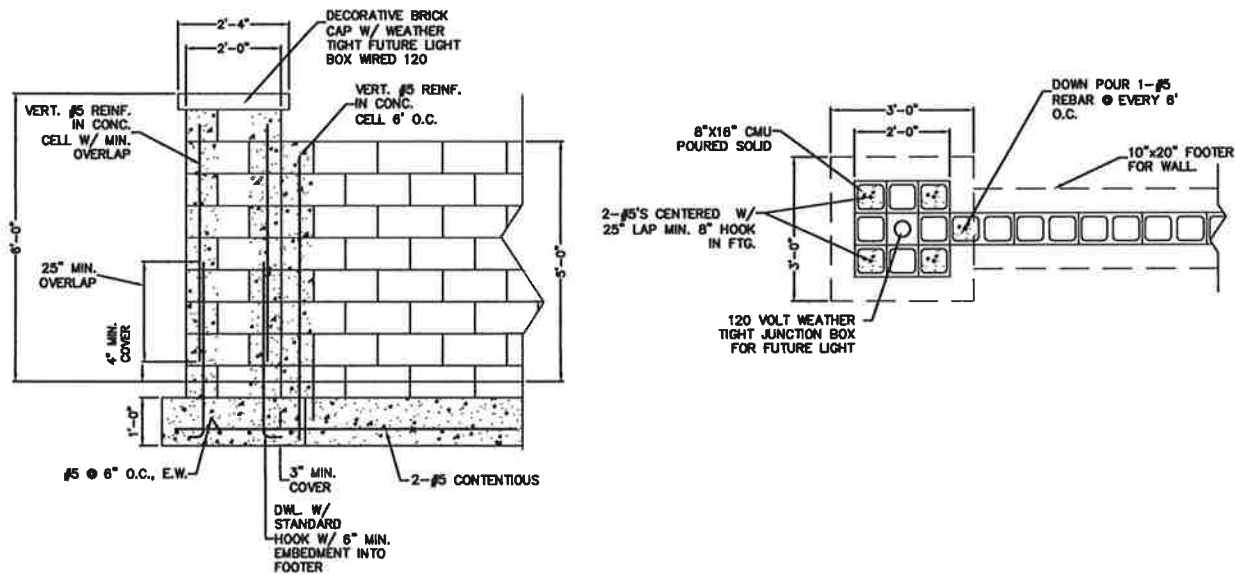
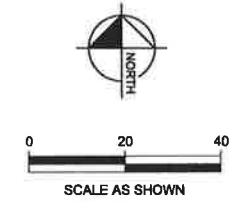
CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
FOOTINGS 2500 PSI
REMAINING CONCRETE 3000 PSI
2. ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1" & HAVE 2 TO 4% AIR ENTRAINMENTS & A MAX. WATER/CEMENT RATIO OF 0.56.
3. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 CHAPTER 3, METHOD 1 OR METHOD 2.
4. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 80.
5. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318 LATEST EDITION & "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301.
6. WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, THE LENGTH OF ANY HOOK, IF REQUIRE, IS NOT INCLUDED. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS & AT SLABS EDGES.
7. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC NECESSARY TO SUPPORT REINFORCING STEEL SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
3" CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH, 2" CONCRETE EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS 1-1/2" ALL OTHER CASES.
9. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 48 BAR DIAMETERS TYP. EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS.
10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
11. HORIZONTAL WALL, BEAM & FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-0" LAP SHALL BE PROVIDED.
12. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES* ACI 315 LATEST EDITION, UNLESS DETAILED OTHERWISE ON THESE PLANS.

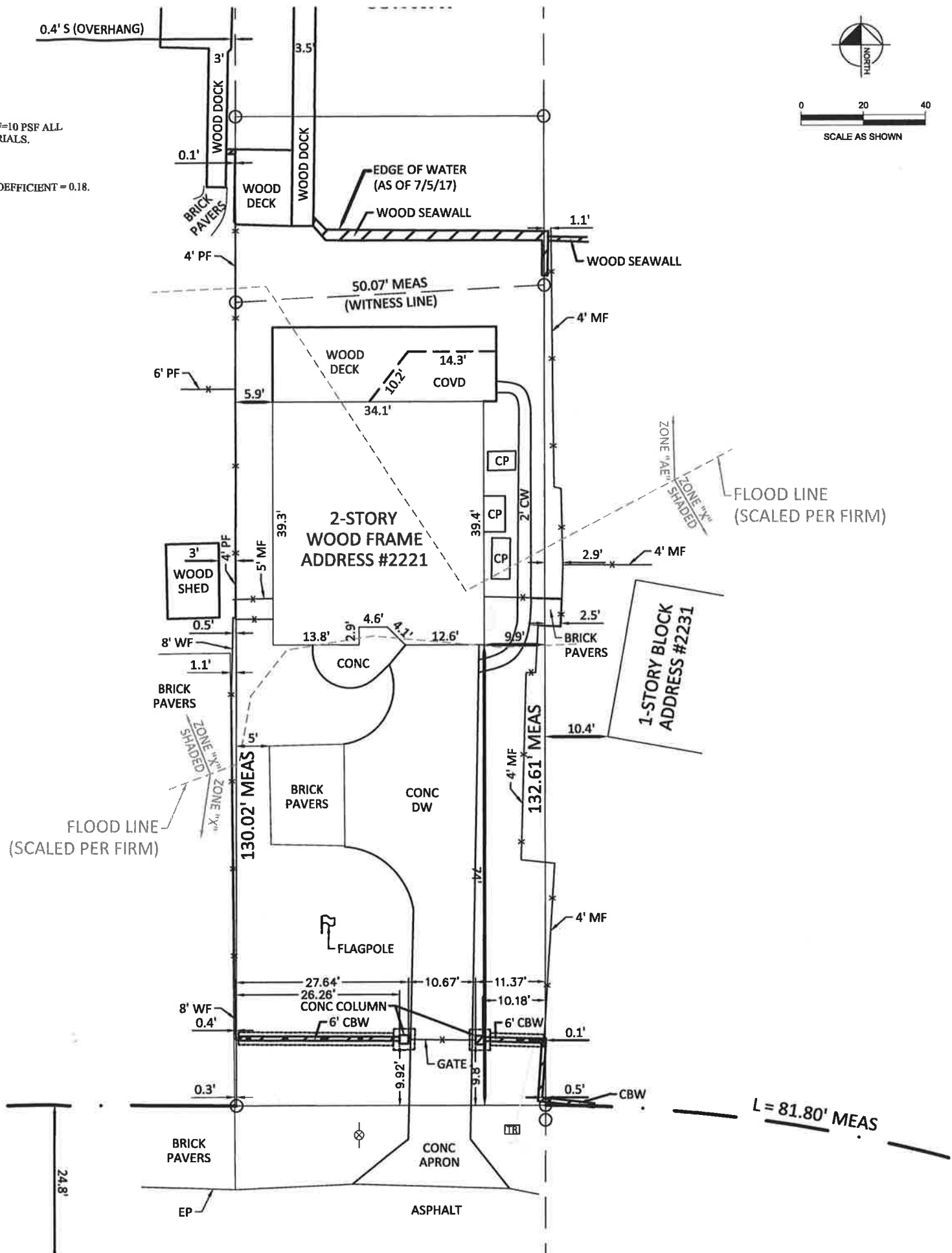
ENGINEER'S NOTES

DESIGN CRITERIA
2014 FLORIDA BUILDING CODE
5TH EDITION

1. DESIGNED FOR WIND SPEEDS OF V_{ult} 140 MPH
2. LIVE LOADS USED=20 PSF, DEAD LOADS ROOF=10 PSF ALL OTHER DEAD LOADS= ACTUAL WT. OF MATERIALS.
3. WIND IMPORTANCE FACTOR = 1.0.
4. BUILDING CATEGORY = "CLOSED"
5. WIND EXPOSURE = "C".
6. TOTALLY ENCLOSED INTERNAL PRESSURE COEFFICIENT = 0.18.



24X24 MASONRY COLUMN DETAIL



DATE	BY
REVISIONS	
No.	
<p>Chad Linn, P.E. P.E. #57524 P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-252-8433</p>	
DESIGN ENGINEER:	CHAD S. LINN
FLORIDA REGISTRATION NUMBER:	57524
SCALE AS NOTED	CSL
DESIGNED BY	CSL
DRAWN BY	DAH
CHECKED BY	CSL
<p>SITE PLAN</p>	
<p>FLORIDA DIAN JANICKE 2221 HOFFNER AVE BELLE ISLE, FL 32809</p>	
DATE	07/17
PROJECT NO.	18300-17-100
SHEET	66