



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle

Held the 4th Tuesday of Every Month

Tuesday, November 28, 2023 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 5 member – Rainey Lane, Chairman

District 1 – David Woods, VChair

District 2 member – Christopher Shenefelt | District 3 member – Randy Holihan

District 4 member – Vinton Squires | District 6 member – Andrew Thompson

District 7 member – Dr. Leonard Hobbs

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

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Hobbs
3. **Approval of Minutes**
 - a. Approval of minutes - October 24, 2023
4. **Public Hearings**
 - a. Public Hearing #2023-10-009 - PURSUANT TO BELLE ISLE CODE SEC. 42-64, 50-73 (A), 50-74 (C) (3), AND 50-102 (A) (7), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A BUILDING SETBACK OF 21 FEET AND THREE INCHES FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 50-FOOT BUILDING SETBACK, A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 39.3 PERCENT WITHOUT PROVIDING FOR ONSITE RETENTION BASED ON THE DIFFERENCE OF THE THIRY FIVE PERCENT BASE IMPERVIOUS AREA FOR THE ZONING DISTRICT, AND A VARIANCE TO ALLOW A DECK SETBACK OF 20 FEET AND ONE INCH FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 30-FOOT DECK SETBACK, SUBMITTED BY APPLICANT ANTHONY GALLIPPI, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4386-03-730.
 - b. Public Hearing #2023-09-028 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (A) (1), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DETACHED METAL GARAGE TO BE BUILT ARCHITECTURALLY DIFFERENT FROM THE PRINCIPAL BUILDING WITH UNLIKE MATERIALS, SUBMITTED BY APPLICANT MARK ADAMS, LOCATED AT 3104 INDIAN DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #29-23-30-4389-03-040.
5. **Other Business**
 - a. Reschedule or cancel Dec 26 Meeting
6. **Adjournment**

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



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, October 24, 2023, * 6:30 p.m.

MINUTES

The Belle Isle Planning & Zoning Board met on October 24, 2023, at 6:47 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Woods
Board member Shenefelt
Board Member Holihan
Board member Hobbs

Absent was:

Board member Thompson
Board member Conduff
Board member Squires

Also present were Interim City Manager Travis Grimm, Attorney Hilary Griffith, Attorney Dan Langley, City Planner Raquel Lozano, and Clerk Heidi Peacock.

1. Call to Order and Confirmation of Quorum

Chairman Conduff opened the meeting at 6:30 p.m. and confirmed the quorum.

2. Invocation and Pledge to Flag – Board Member Hobbs, District 7

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

3. Approval of Minutes

a. Approval of P&Z Meeting Minutes – September 26, 2023

**Board member Hobbs moved to approve the September 26, 2023, minutes.
Board member Shenefelt seconded the motion, which passed unanimously.**

4. Public Hearings

a. PUBLIC HEARING #2023-09-026 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 54-132 (D), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW ROOF PROJECTIONS FOR A NEW SINGLE-FAMILY RESIDENCE WITHIN THE REQUIRED YARDS BY FORTY-EIGHT INCHES SUBMITTED BY APPLICANTS ALAN AND CATHY LEOW, LOCATED AT 2802 ALSACE COURT, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4385-04-241.

Vice Chairman Woods read Public Hearing 2023-09-026 by title.

Applicant Alan Leow spoke briefly on his request and provided a summary and additional handout for the Board in response to his request for an extra 2 feet of roof overhang.

Vice Chairman Woods opened for public comment. There being none, he closed public comment and opened for Council discussion.

After a brief discussion, Board member Holihan moved, pursuant to Belle Isle Code Section 42-64 and 54-132 (D), to approve the request of roof projections for a new single-family residence within the required yards by forty-eight inches submitted by applicants Alans and Cathy Leow, located at 2802 Alsace Court, Belle Isle, FL 32812 also known as orange County Tax Parcel ID #18-23-30-4385-04-241.

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

- b. PUBLIC HEARING #2023-08-018 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (B) (8), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW FENCE POSTS AND SUPPORTING STRUCTURES AS WELL AS THE ROUGH SIDE OF THE FENCE TO FACE TWO NEIGHBORING PROPERTIES, SUBMITTED BY APPLICANT JOHNNY NELSON, LOCATED AT 1610 WIND WILLOW ROAD, BELLE ISLE, FL 32809 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #30-23-30-9330-00-010.

Vice Chairman Woods read Public Hearing 2023-08-018 by title.

The applicant, Johnny Nelson, briefly explained his variance and noted that the neighbors agreed that if their fence is removed, he will be required to reinstall his fence smooth side out.

Vice Chairman Woods opened for public comment.

- Harry Shane, residing at 1615 Wind Harbor Road, said he opposed approving the request because he did not get a variance approval before completing the installation.

There being no further comment, Vice-Chairman Woods closed public comments.

City Planner Lozano said the fence installation along each side lot line was built with the smooth side facing into the property and the rough side (including the supporting structures) facing the neighboring properties. Section 50-102 (b) (8) states: A structural fence or wall shall be erected so that the fence and all supporting structures are entirely on the owner's property. Fence posts, all other supporting structures, and the rough side of the fence, if any, shall face the owner's property, except when said fence separates a residential lot from a business or industrial one. Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board not approve the requested variance.

Board member Holihan moved, pursuant to Belle Isle Code Section 42-64 and 50-102 (B) (8), to approve fence posts and supporting structures, as well as the rough side of the fence to face two neighboring properties, submitted by applicant Johnny Nelson, located at 1610 Wind Willow Road, Belle Isle, FL 32809 also known as Orange County Tax Parcel ID #30-23-30-9330-00-010 with the condition if at any time the other fences be removed, destroyed or altered the applicant will have to reinstall his fence smooth side out.

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

- c. PUBLIC HEARING #2023-08-023 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (A) (7) AND 50-102 (D) (1), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DECK SETBACK OF SEVENTEEN FEET FROM THE CONTOUR LINE OF LAKE CONWAY AND A VARIANCE TO ALLOW A SWIMMING POOL SETBACK OF TWENTY FEET FROM THE NORMAL HIGH-WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANTS ELIO AND ANNETTE M FLORIN, LOCATED AT 1432 BELLE VISTA DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #24-23-29-5306-01-120.

Vice Chairman Woods read Public Hearing 2023-08-023 by title.

The applicant, Elio Florin, summarized his variance request and noted that he received letters of support from each abutting neighbor.

Vice Chairman Woods opened for public comment. There being none, he closed public comment and opened for Council discussion.

City Planner Lozano said the request is to encroach within 13 feet of the 30-foot deck setback and 15 feet of the 35-foot swimming pool setback to the normal-high water elevation would not be harmful to the

neighborhood and would not be detrimental to the public welfare. Based on the variance criteria under section 42-64 (d-g), the Staff recommends that the Board approve the requested variance to allow a 17-foot setback from the pool deck to the normal high-water elevation and a 20-foot setback from the swimming pool edge to the normal high-water elevation.

Board member Holihan moved, pursuant to Belle Isle Code Section 42-64 and 50-102 (A) (7) and 50-102 (D) (1), to approve a deck setback of seventeen feet from the contour line of Lake Conway and a variance to allow a swimming pool setback of twenty feet from the normal high-water elevation of Lake Conway, submitted by applicants Elio and Annette M Florin, located at 1432 Belle Vista Drive, Belle Isle, FL 32809 also known as Orange County Tax Parcel ID #24-23-29-5306-01-120.

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

Vice Chairman Woods said there is a 15-day appeal process. After that date, the applicant can start construction.

5. Other Business

a. Continued Discussion and Recommendation on Live Local Act

Vice Chairman Woods provided additional information for Board consideration.

City Planner Lozano said she has reached out to other cities and found they are in the research stage. She asked the City Attorney for clarification on the definition of mixed-use. She noted that our Code references only one zoning use, and building is allowed per property. If a municipality has less than 20% of the land dedicated to commercial and industrial use, the affordable housing project must be approved as a mixed-use residential development.

Attorney Langley said the provision of 1% addresses situations where the City has such low commercial zoned areas that the mixed-use requirement allows the legislature to allow some commercial and professional use along with multi-family for long-term planning. The statute does not legally require us to create new zoning categories to accommodate mixed-use. We must accommodate mixed-use projects through the administrative approval process if they meet the requirements of the letter of the Code. We may want to define classification terms in the Code for height and set parameters for what is required to verify affordable housing units and long-term deed restrictions. He noted, for example, that some ordinances state that Planning Development is not by right a mixed-use category. Discussion ensued.

Board member Holihan said he had contacted a representative from RVi Planning and asked them to provide a summary of their findings with the Live Local Act and provide it to Staff and the Board for discussion.

City Planner Lozano asked the Board if they would like to recommend that Staff make changes to the Code to define terms on residential density, height, and mixed-use criteria to be adopted in the Code.

Vice Chairman Woods said if the Board is going to move forward with defining the Code, we may want to consider language clarifying what consists of affordable housing bedrooms and develop a document to prevent the probability of fraud. Discussion ensued.

6. Adjournment

There being no further business, the meeting unanimously adjourned at 8:00 p.m.

MEMORANDUM

TO: Planning and Zoning Board
DATE: November 28, 2023
RE: Variance Application - 2913 Cullen Lake Shore Drive

Public Hearing #2023-10-009 - PURSUANT TO BELLE ISLE CODE SEC. 42-64, 50-73 (A), 50-74 (C) (3), AND 50-102 (A) (7), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A BUILDING SETBACK OF 21 FEET AND THREE INCHES FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 50-FOOT BUILDING SETBACK, A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 39.3 PERCENT WITHOUT PROVIDING FOR ONSITE RETENTION BASED ON THE DIFFERENCE OF THE THIRY FIVE PERCENT BASE IMPERVIOUS AREA FOR THE ZONING DISTRICT, AND A VARIANCE TO ALLOW A DECK SETBACK OF 20 FEET AND ONE INCH FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 30-FOOT DECK SETBACK, SUBMITTED BY APPLICANT ANTHONY GALLIPPI, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4386-03-730.

Background:

- 1. On October 4, 2023, the applicant submitted a variance application and the required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on Sat., Nov 18, 2023.
3. Letters to the abutting property owners were mailed within 300 feet of the subject property on Nov 14, 2023.

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 must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I MOVE, PURSUANT TO BELLE ISLE CODE SEC 42-64, 50-73 (A), 50-74 (C) (3), AND 50-102 (A) (7) TO APPROVE A BUILDING SETBACK OF 21 FEET AND THREE INCHES FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 50-FOOT BUILDING SETBACK, A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 39.3 PERCENT WITHOUT PROVIDING FOR ONSITE RETENTION BASED ON THE DIFFERENCE OF THE THIRY FIVE PERCENT BASE IMPERVIOUS AREA FOR THE ZONING DISTRICT, AND A VARIANCE TO ALLOW A DECK SETBACK OF 20 FEET AND ONE INCH FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 30-FOOT DECK SETBACK SUBMITTED BY APPLICANT ANTHONY GALLIPPI, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4386-03-730.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE SEC. 42-64, 50-73 (A), 50-74 (C) (3), AND 50-102 (A) (7), HAVING NOT BEEN MET, TO DENY [use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone] A BUILDING SETBACK OF 21 FEET AND THREE INCHES FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 50-FOOT BUILDING SETBACK, A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 39.3 PERCENT WITHOUT PROVIDING FOR ONSITE RETENTION BASED ON THE DIFFERENCE OF THE THIRY FIVE PERCENT BASE IMPERVIOUS AREA FOR THE ZONING DISTRICT, AND A VARIANCE TO ALLOW A DECK SETBACK OF 20 FEET AND ONE INCH FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY INSTEAD OF THE REQUIRED 30-FOOT DECK SETBACK SUBMITTED BY APPLICANT ANTHONY GALLIPPI, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4386-03-730.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography, or soil conditions.
SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.


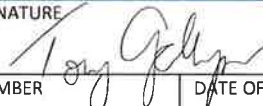
Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.



City of Belle Isle

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

a.

Variance and Special Exception Application				
City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code				
APPLICANT	Anthony Gallippi		OWNER	Anthony Gallippi
ADDRESS	2913 Cullen Lake Shore Dr		PROJECT ADDRESS	2913 Cullen Lake Shore Dr
CONTACT NUMBER	404-353-3000		OWNER'S CONTACT NUMBER	404-353-3000
EMAIL	tonygallippi@gmail.com		OWNER'S EMAIL	tonygallippi@gmail.com
PARCEL ID#	18-23-30-4386-03-730			
LAND USE CLASSIFICATION	0104 Single Fam Class IV	ZONING DISTRICT	R-1-AA	
SECTION OF THE CODE VARIANCE REQUESTED ON 50-73(a) and 50-102(a)(7) and 50-74 (c)(3)				
DETAILED VARIANCE REQUEST Seeking a setback of 21 feet 3 inches from the normal high water line (NHWL) for an extension to the primary structure, a setback of 20 feet 1 inch from the NHWL for a patio deck, and an ISR of 39.3% without creating onsite retention.				
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property. By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 				
APPLICANTS SIGNATURE			OWNER'S SIGNATURE	
				
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER	DATE OF HEARING

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

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

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

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land

Property Record - 18-23-30-4386-03-730

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

Property Summary as of 09/26/2023

Property Name

2913 Cullen Lake Shore Dr

Names

Gallippi Anthony
Alvarez Adriana

Municipality

BI - Belle Isle

Property Use

0104 - Single Fam Class IV

Mailing Address

2913 Cullen Lake Shore Dr
Belle Isle, FL 32812-1038

Physical Address

2913 Cullen Lake Shore Dr
Orlando, FL 32812



QR Code For Mobile Phone



2913 CULLEN LAKE SHORE DR, ORLANDO, FL 32812 3/2/2020 10:13 AM

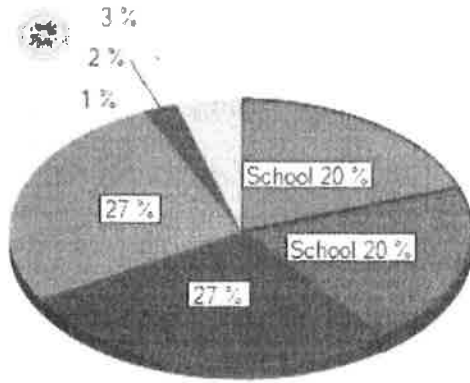


2913 CULLEN LAKE SHORE DR, ORLANDO, FL 32812 1/22/2019 1:56 PM



302318438603730 08/22/2006





Value and Taxes

2023 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,766,612	\$25,000	\$1,741,612	3.1730 (-1.28%)	\$5,526.13	20 %
Public Schools: By Local Board	\$1,766,612	\$25,000	\$1,741,612	3.2480 (0.00%)	\$5,656.76	20 %
Orange County (General)	\$1,766,612	\$50,000	\$1,716,612	4.4347 (0.00%)	\$7,612.66	27 %
City Of Belle Isle	\$1,766,612	\$50,000	\$1,716,612	4.4018 (0.00%)	\$7,556.18	27 %
Library - Operating Budget	\$1,766,612	\$50,000	\$1,716,612	0.3748 (0.00%)	\$643.39	2 %
St Johns Water Management District	\$1,766,612	\$50,000	\$1,716,612	0.1793 (-9.17%)	\$307.79	1 %
Lake Conway Mstu	\$1,766,612	\$50,000	\$1,716,612	0.5750 (40.00%)	\$987.05	3 %
				16.3866	\$28,289.96	

Property Features

Property Description

LAKE CONWAY ESTATES SECTION 7 Z/38 LOT 373

Total Land Area

47,184 sqft (+/-) | 1.08 acres (+/-) GIS Calculated

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)	\$853,000.00	\$853,000	\$0.00	\$853,000

Buildings

a.

Model Code	01 - Single Fam Residence
Type Code	0104 - Single Fam Class IV
Building Value	\$1,533,561
Estimated New Cost	\$2,083,642
Actual Year Built	1975
Beds	6
Baths	7.5
Floors	2
Gross Area	7697 sqft
Living Area	6325 sqft
Exterior Wall	Face.Brick
Interior Wall	Wood Panel

Subarea Description	Sqft	Value
BAS - Base Area	830	\$268,962
BAS - Base Area	2313	\$749,528
FGR - Fin Garage	982	\$159,109
FOP - F/Opn Prch	357	\$28,840
FUS - F/Up Story	1409	\$388,212
FUS - F/Up Story	1773	\$488,343
PTO - Patio	33	\$648



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Fireplace 2	01/01/1975	2 Unit(s)	\$2,500.00	\$5,000
PL3 - Pool 3	01/01/1987	1 Unit(s)	\$38,000.00	\$11,400
SKT3 - Summer Kitchen 3	01/01/2008	1 Unit(s)	\$10,000.00	\$10,000
SPA3 - Spa 3	01/01/1987	1 Unit(s)	\$5,000.00	\$5,000
BD3 - Boat Dock 3	12/02/2019	1 Unit(s)	\$10,000.00	\$10,000
BC3 - Boat Cover 3	12/02/2019	1 Unit(s)	\$6,000.00	\$6,000

Anthony Gallippi and Adriana Alvarez
2913 Cullen Lake Shore Dr
Belle Isle, FL 32812

Planning and Zoning
City of Belle Isle
1600 Nela Ave
Belle Isle, FL 32809

Application for a Variance to Sections 50-73 and 50-102 and 50-74

Property Address: 2913 Cullen Lake Shore Dr
Parcel ID: 18-23-30-4386-03-730
Zoning District: R-1-AA

This property contains an existing outdoor patio deck, swimming pool, and canopy shelter that were all constructed circa 2007-2008. All three of these existing structures were approved by the Planning and Zoning Board, and variances were also approved by the Board for the prior owners related specifically to the location of these structures.

We are seeking to replace the existing outdoor patio deck, swimming pool, and canopy shelter with a new pool, patio deck, and an extension of the principal building. The new structures will be located in nearly the exact same locations, and we are requesting approval for 3 variances, specifically to the requirements in Sections 50-73 and 50-102 and 50-74:

- 50-73 (a) for the extension of the principal building, which states “The setback from Lake Conway shall be 50 feet from normal high-water elevation (86.9 contour line).” **Applicant is requesting a setback of 21 feet 3 inches, which is farther than the existing canopy structure, which is located 16 feet from the normal high water line.**
- 50-102 (a)(7) for the patio deck as an accessory structure, which states “Patios/decks shall be located no closer than five feet from any property line and no closer than 30 feet from the 86.9 contour line of Lake Conway.” **Applicant is requesting a setback of 20 feet 1 inch, which is farther than the existing patio/deck, which is located 14 feet from the normal high water line.**

- 50-74 (c)(3) which states that the base impervious surface ratio (ISR) for R-1-AA is 35 percent.

Applicant is seeking an ISR of 39.3% without creating onsite retention, which is less than the existing ISR of 40.3%.

The existing canopy shelter will be replaced with an extension of the principal building. The existing canopy shelter, classified as an accessory building, is located 16 feet from the lake contour line. Between the lake and the shelter is a concrete seawall, which ranges from 8 to 16 inches thick, is rebar reinforced, and anchored. This concrete seawall extends around the entire 700 ft of shoreline of the property. This seawall also allowed the Board to approve a prior variance for the principal building to be located as close as 25 feet from the lake contour line, closer than the basic requirement of 50 feet.

The existing canopy shelter is not viewable from the closest lake contour line, from any adjacent properties, or from any neighboring properties because the structure is completely obscured by a row of bamboo trees that are taller than the structure. The existing structure is only viewable from the lake.

The existing canopy structure measures approximately 800 square feet, and is aligned with the long edge of the existing swimming pool.

We are seeking to replace the existing patio deck, pool, and canopy shelter for multiple reasons, including, but not limited to:

1. The existing canopy shelter has sustained damage from multiple storms, including tears to the canvas roof, broken support cables, and a damaged support pole.
2. The pool and spa have developed multiple leaks and water cannot flow correctly from the spa to the pool, making the current spa unusable without a major repair.
3. The spa has a poor design as it gravity-feeds to the pool but is built at the same elevation as the pool. We would like to modify the elevation and position of the spa relative to the pool.
4. The patio deck has multiple cracks and needs repair.
5. The canopy shelter has a canvas roof, which is not consistent with the principal structure. This canvas provides protection from the sun but no protection against rain. We would like to replace this shelter with an extension of the primary building that contains a hardened roof and a design which is consistent with the principal building.

- 6. The existing pool depth ranges from 4 feet to 9 feet and is entirely unusable for our young son. We would like to modify the depth of the pool to range from 0 to 5 feet.
- 7. Canopy shelters are no longer permitted and should be removed.

We plan to rebuild the patio deck in approximately the same location as the existing deck, as shown on the plot plan. The new deck will be 6 feet farther away from the lake than the old deck.

We plan to rebuild the pool in approximately the same location as the existing pool, as shown on the plot plan. We are bringing the pool to current pool/safety standards with the addition of new energy efficient low/flow pumps, and larger plumbing to accommodate current VGB and TDH building standards. The new pool meets all Belle Isle code requirements and does not need any variances.

We plan to build the extension of the primary building in approximately the same location as the existing canopy shelter, also shown on the plot plan, with a slight shift of 5 feet farther away from the lake and closer to the principal building, and a reduction in its footprint.

The extension to the primary building size is planned to be 640 square feet, which is less than the current canopy shelter of 800 square feet. This plan provides a comfortable outdoor living space that maintains alignment and consistency with the pool while not overcrowding the property. This plan upgrades the area to be more visually appealing and inline with the house and community standards.

We can show the Board that the requirements for approving this variance have been met:

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

The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

Our property has a special condition because of its shape and its location on the lake. The property is a narrow peninsula-shaped lot with a long driveway. While the property is approximately 1 acre in total size, there is a smaller area of buildable land surrounded by Lake Conway on three sides. To optimize the property for buildable land, this property has been developed with a concrete seawall, which is 8-16 inches thick, rebar reinforced, and anchored. This concrete seawall extends around the entire 700 ft of shoreline of the

property. The property elevation has also been raised to 94.0 feet to support the principal structure and current accessory structures.

A literal enforcement of 30 or 50 feet from the lake contour line would not provide enough area for a patio deck and primary building to be rebuilt in their current location, and the property does not contain any other suitable area for these to be located.

The area of buildable land is located near the rear of the property, and this location requires the property to have a very long driveway. The driveway is over 9200 square feet and the driveway alone consumes more than half (56%) of the allowable ISR for the entire property.

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

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

The existing patio deck, pool, and canopy shelter were permitted and built in 2007 and 2008, approximately 10 years before the applicant purchased the property. The damage that has resulted from multiple storms, plus the poor design are not the result of any applicant's actions.

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

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

Given the unique shape of the property, there is no alternative location for the structures. We believe the prior owners built these structures in their optimal location, and prior variances were granted by the Board for the existing structures in these same locations. The seawall provides adequate assurance that structures can be located closer to the lake contour line without increasing risk to the property or to adjacent properties.

The unique shape of the property requires a long driveway which consumes 56% of the allowable ISR for the property. In all aspects of this variance request, we are seeking more conservative setbacks and allowances than what currently exists on the property today.

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

The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not

be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest.

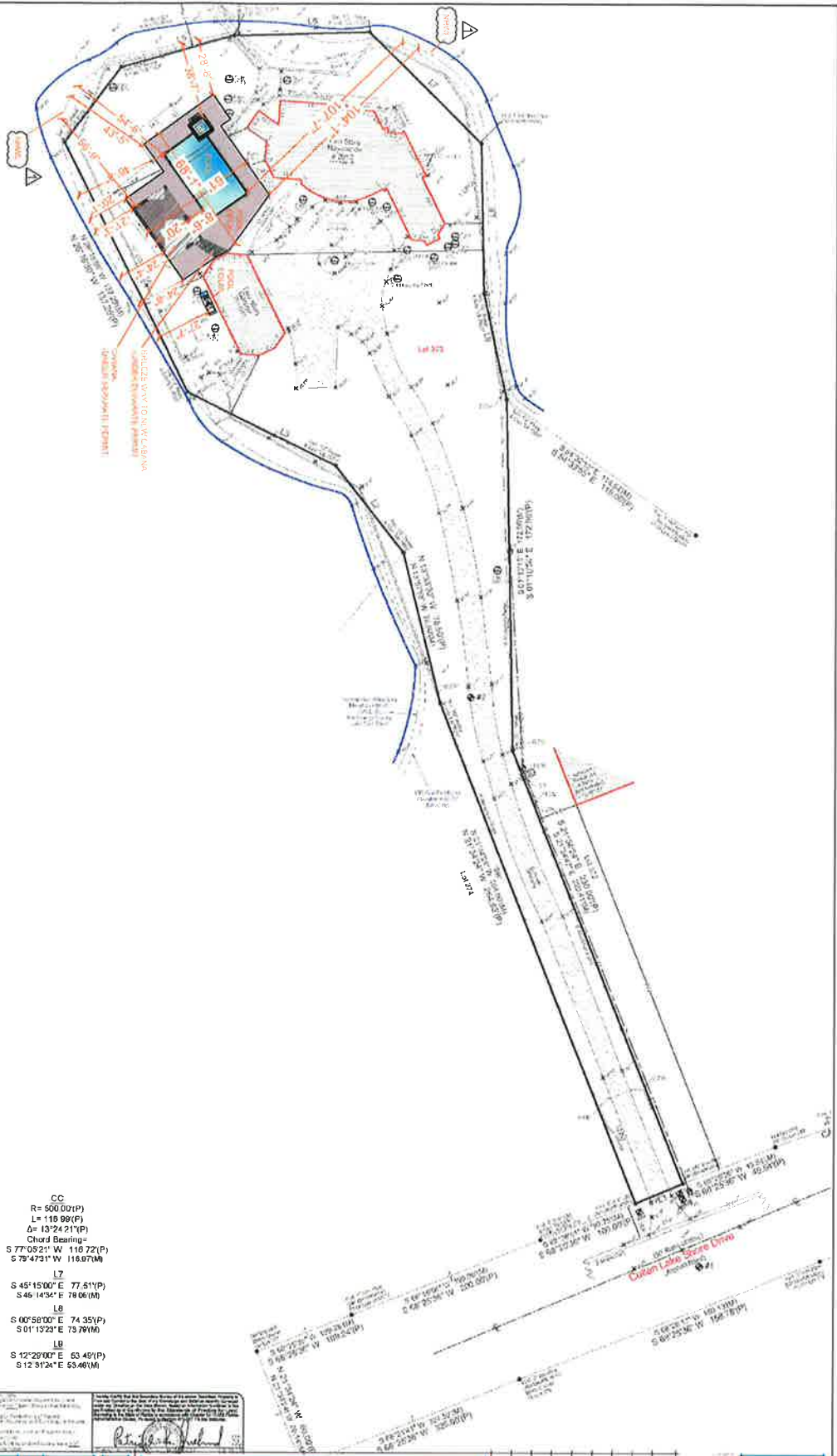
Approval of the variance would have no effects on adjacent properties or the surrounding neighborhood. Their views of the existing structures are obscured and their views of the replacement structures would be equally obscured. The structures are not viewable from the street and would have no effect on traffic control or pedestrian safety.

Attached are photos of the property and existing structures, and a concept illustration of the proposed improvements. If you would like to visit the property, we would be happy to show you. Thank you for your consideration of this application.

Sincerely,

Anthony Gallippi

Anthony Gallippi and Adriana Alvarez
(404) 353-3000
tonygallippi@gmail.com



<p>CA R= 500.00(P) L= 47.91(P) Δ= 04°54'08"(P) Chord Bearing= N 68°08'43" E 47.90(P) S 71°16'00" W 47.91(M)</p>	<p>CB R= 500.00(P) L= 41.25(P) Δ= 04°43'36"(P) Chord Bearing= S 60°01'25" W 41.22(P) S 70°15'53" W 41.97(M)</p>	<p>CC R= 500.00(P) L= 115.99(P) Δ= 13°24'21"(P) Chord Bearing= S 77°05'21" W 116.72(P) S 78°47'31" W 116.97(M)</p>
<p>L1 S 88°25'36" W 25.00(P) S 67°08'10" W 25.18(M)</p>	<p>L4 N 36°41'30" E 46.27(P) N 38°38'00" E 46.27(M)</p>	<p>L7 S 45°15'00" E 77.51(P) S 46°14'34" E 78.06(M)</p>
<p>L2 N 57°46'30" W 54.43(P) N 37°50'55" W 54.43(M)</p>	<p>L5 N 74°21'30" E 57.85(P) N 74°18'07" E 57.85(M)</p>	<p>L8 S 00°58'00" E 74.35(P) S 01°13'23" E 73.79(M)</p>
<p>L3 N 63°58'30" W 81.50(P) N 64°00'53" W 81.50(M)</p>	<p>L6 N 86°25'00" E 86.53(P) N 86°22'54" E 86.53(M)</p>	<p>L9 S 12°29'00" E 53.49(P) S 12°31'24" E 53.46(M)</p>

Professional Engineer Seal and Signature: *Jason Zimmerman*

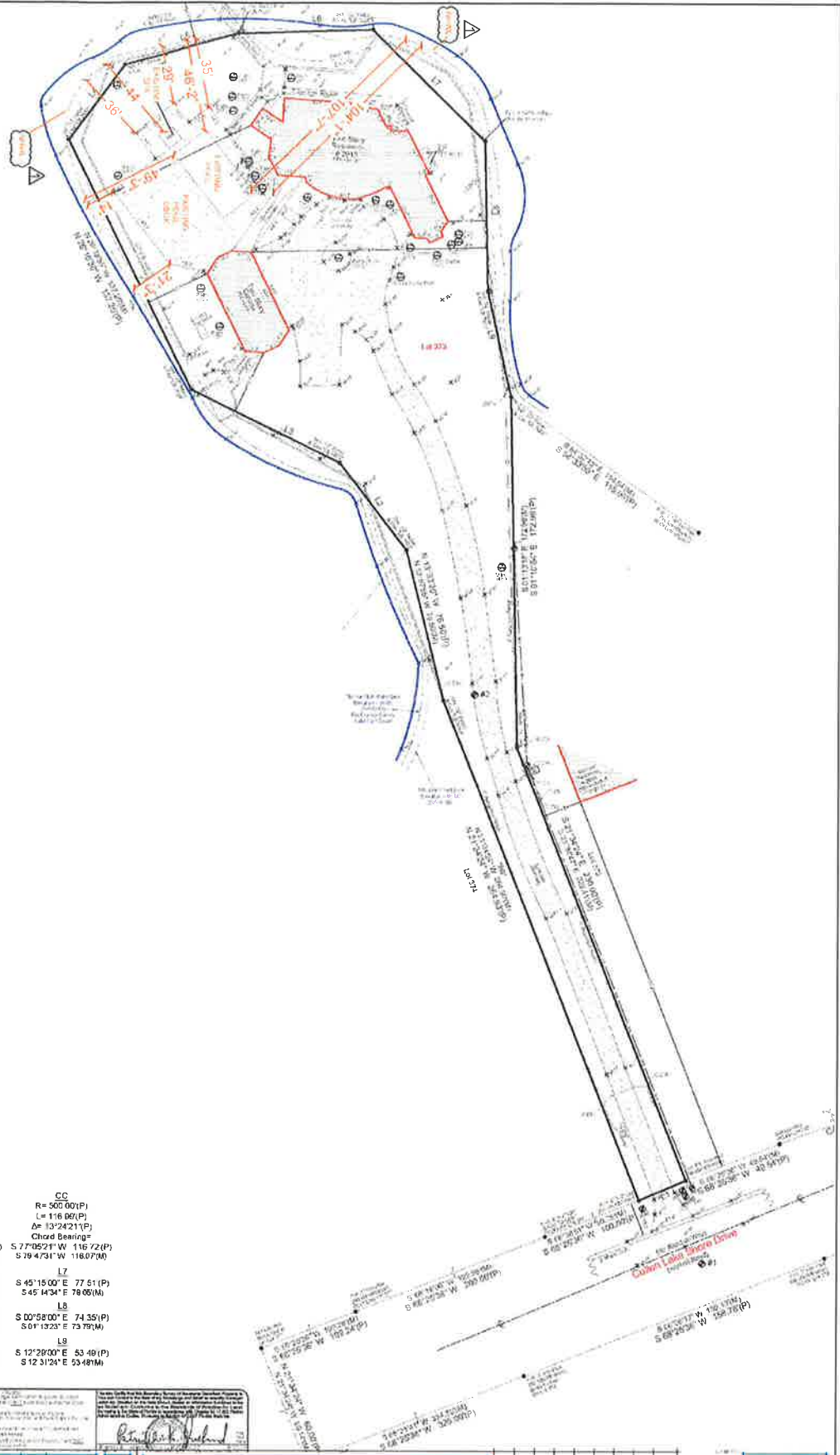
Job Number: 23063
Date: 11/02/23
Builder Name:
Builder Contact:
Pool Designer Name: JASON ZIMMERMAN
SCALE: 1"=50'-0"
Sheet Number: S-1 1 OF 2

GALLIPPI RESIDENCE
2913 CULLEN LAKE SHORE DRIVE
BELLE ISLE, FLORIDA 32812

Proposed Pool & Deck on Survey

INITIAL	10/06/23
RELEASES	DATE
PARADISE POOLS & BY DESIGN 14071 77 th AVE, BELLE ISLE, FL 32814 (407) 777-2004 (7889)	





<p>CA R= 560'00(P) L= 47'91(P) Δ= 04°54'08(P) Chord Bearing= N 69°08'43" E 47.90(P) S 71°18'07" W 47.91(M)</p>	<p>CB R= 500'00(P) L= 41'25(P) Δ= 04°43'35(P) Chord Bearing= S 68°01'25" W 41.22(P) S 20°16'53" W 41.97(M)</p>	<p>CC R= 540'00(P) L= 116'90(P) Δ= 13°24'21(P) Chord Bearing= S 77°05'21" W 116.72(P) S 29°47'01" W 116.07(M)</p>
<p>L1 S 88°25'36" W 25.00(P) S 67°08'10" W 26.18(M)</p>	<p>L4 N 38°41'30" E 46.27(P) N 36°39'05" E 48.27(M)</p>	<p>L7 S 45°15'00" E 77.51(P) S 45°14'34" E 78.05(M)</p>
<p>L2 N 37°48'30" W 54.43(P) N 37°50'55" W 54.43(M)</p>	<p>L5 N 74°21'30" E 57.95(P) N 74°19'07" E 57.95(M)</p>	<p>L8 S 00°58'00" E 74.35(P) S 01°13'23" E 73.79(M)</p>
<p>L3 N 63°53'30" W 81.50(P) N 64°00'53" W 81.50(M)</p>	<p>L6 N 88°25'00" E 86.53(P) N 88°22'54" E 86.53(M)</p>	<p>L9 S 12°29'00" E 53.49(P) S 12°31'24" E 53.49(M)</p>

Paradise Pools & Spas, Inc. 660 Dogleg Avenue, Adamsville, TN 37001 (615) 777-2600 (781) 851-1111

Job Number: 23063
 Date: 11/02/23
 Builder Name:
 Builder Contact:
 Pool Designer Name:
 JASON ZIMMERMAN
 SCALE: 1"=50'-0"

GALLIPPI RESIDENCE
 2913 CULLEN LAKE SHORE DRIVE
 BELLE ISLE, FLORIDA 32812

Existing Pool & Deck on Survey

PARADISE POOLS & SPAS BY DESIGN

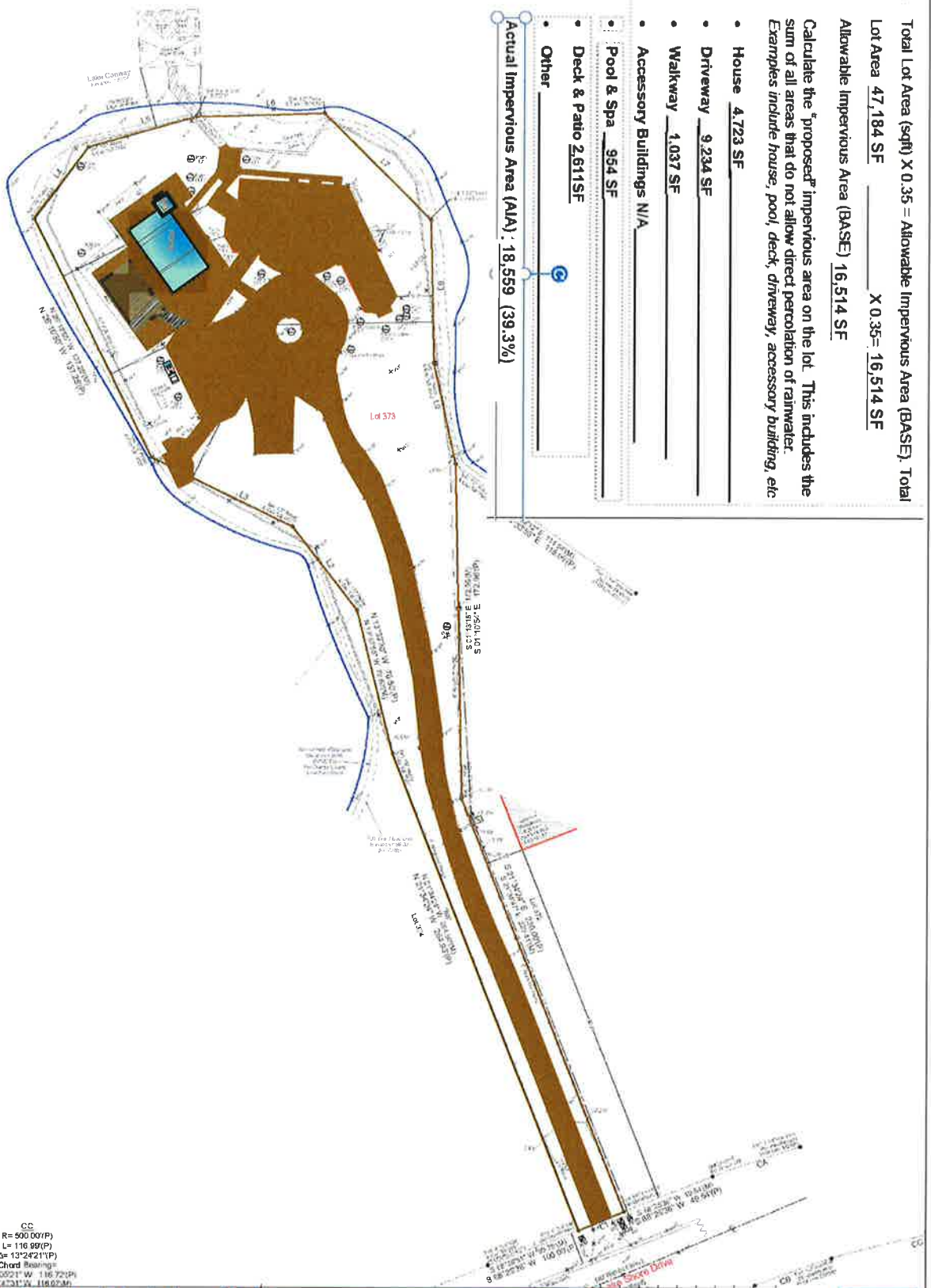
PARADISE POOLS & SPAS, INC.
 660 Dogleg Avenue
 Adamsville, TN 37001
 (615) 777-2600 (781) 851-1111

RELEASES INITIAL DATE
 11/02/23

Sheet Number:
S-2
 2 OF 2

1. Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE). Total Lot Area 47,184 SF X 0.35 = 16,514 SF
 Allowable Impervious Area (BASE) 16,514 SF
2. Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc.
 - House 4,723 SF
 - Driveway 9,234 SF
 - Walkway 1,037 SF
 - Accessory Buildings N/A
 - Pool & Spa 954 SF
 - Deck & Patio 2,611 SF
 - Other _____

Actual Impervious Area (AIA) : 18,559 (39.3%)



CC
 R=500.00'(P)
 L=116.99'(P)
 Δ=13°24'21"(P)
 Bearings
 W 41.224° 6.777'00" W 116.72'(P)
 W 41.874° 5.734'00" W 116.62'(P)

Job Number: 23063
Date: 10/06/23
Builder Name:
Builder Contact:
Pool Designer Name: JASON ZIMMERMANN
SCALE: 1"=30'-0"
Sheet Number: 1 1 OF 1

GALLIPPI RESIDENCE
 2913 CULLEN LAKE SHORE DRIVE
 BELLE ISLE, FLORIDA 32812

ISR - Proposed Pool & Deck

PARADISE POOLS BY DESIGN

600 Douglas Avenue
 Altamonte Springs, FL 32714
 (407) 771-0001 (toll free)

RELEASES DATE
 INITIAL 10/06/23

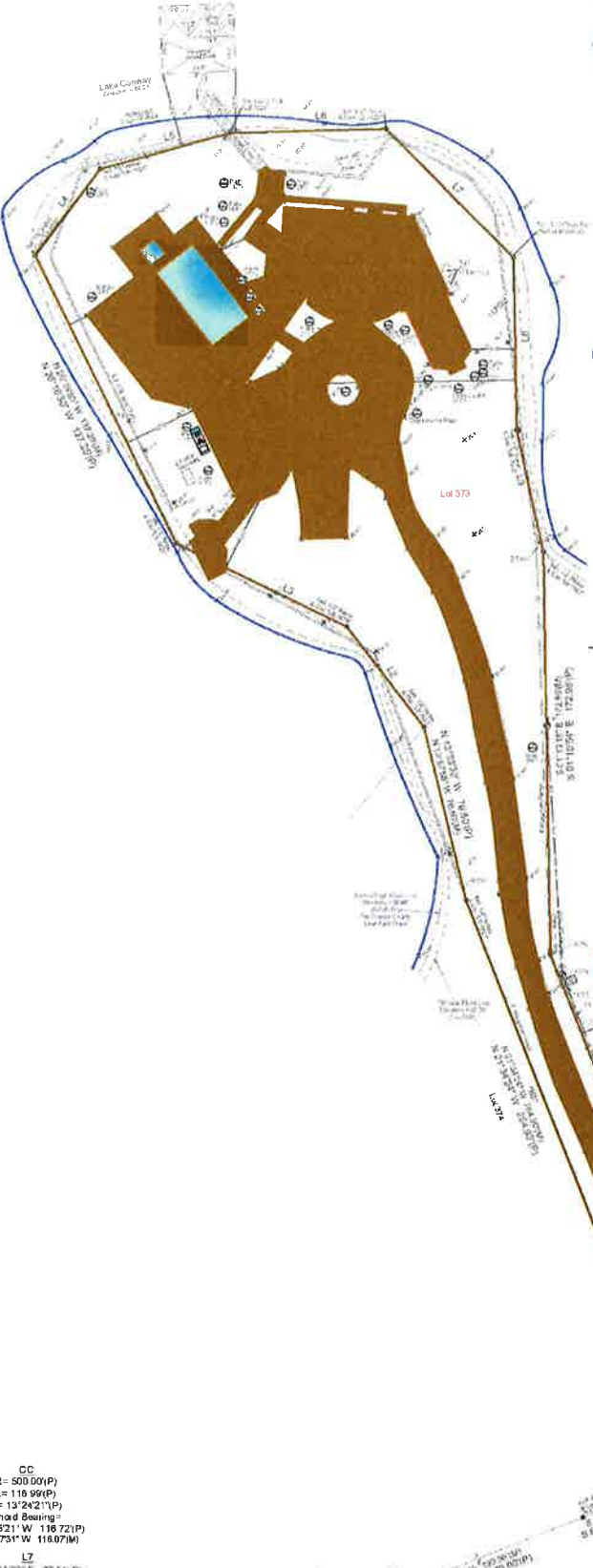
1. Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE). Total Lot Area **47,184 SF** X 0.35 = **16,514 SF**

Allowable Impervious Area (BASE) **16,514 SF**

2. Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc

- House **4,723 SF**
- Driveway **9,234 SF**
- Walkway **1,037 SF**
- Accessory Buildings N/A
- Pool & Spa **864 SF**
- Deck & Patio **3,149 SF**
- Other _____

Actual Impervious Area (AIA) **19,007 (40.3%)**



CC
 50'(P) R= 500.00(P)
 25'(P) L= 116.99(P)
 338'(P) A= 13°24'21"(P)
 Warning: Chord Bearing
 Y 41.221(P) S 77°05'21" W 116.72(P)
 X 41.97(M) S 79°47'31" W 116.07(M)

Job Number:	23063
Date:	1/02/23
Builder Name:	
Builder Contact:	
Pool Designer Name:	JASON ZIMMERMANN
SCALE:	1"=30'-0"
Sheet Number:	2 2 OF 2

GALLIPPI RESIDENCE
 2913 CULLEN LAKE SHORE DRIVE
 BELLE ISLE, FLORIDA 32812

ISR - Existing Pool & Deck

PARADISE POOLS BY DESIGN
 PARADISE POOLS & SPA DESIGN
 5402 GARDEN AVENUE, SUITE 114
 AUSTIN, TEXAS 78750, (737) 852-1144

RELEASES DATE
 INITIAL 1/02/23

a.



a.





CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

November 17, 2023

Variance Request: 2913 CULLEN LAKE SHORE DRIVE

Application Request: Public Hearing #2023-10-009 - PURSUANT TO BELLE ISLE CODE SEC. 42-64, 50-73 (A), 50-74 (C) (3), AND 50-102 (A) (7), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A BUILDING SETBACK OF 21 FEET AND THREE INCHES FROM THE 50-FOOT BUILDING SETBACK FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY, A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE RATIO OF 39.3 PERCENT WITHOUT PROVIDING FOR ONSITE RETENTION BASED ON THE DIFFERENCE OF THE THIRY FIVE PERCENT BASE IMPERVIOUS AREA FOR THE ZONING DISTRICT, AND A VARIANCE TO ALLOW A DECK SETBACK OF 20 FEET AND ONE INCH FROM THE 30-FOOT DECK SETBACK FROM THE 86.9 CONTOUR LINE (OR NORMAL HIGH-WATER ELEVATION) OF LAKE CONWAY, SUBMITTED BY APPLICANT ANTHONY GALLIPPI, LOCATED AT 2913 CULLEN LAKE SHORE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #18-23-30-4386-03-730.

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

Staff Recommendation

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

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

The property is a peninsula surrounded by water along multiple sides of the lot. The configuration of the land and pre-existing structures creates special conditions and circumstances to allow the requested variances for the building and deck areas within the designated setbacks and the property currently exceeds the base impervious surface ratio at 40.3 percent without providing for onsite retention.

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

The request to build a deck within the designated setbacks of the normal high-water elevation of Lake Conway and exceed the base ISR requirement without creating onsite retention are not self-created, as the structures existed before the applicant purchased the property in 2017. Orange County Property Appraiser provides annual aerial views of the site, showing that the lot’s structures have not altered inland over the years.

The request to replace the accessory structure with an addition to the principal building is not self-created as the configuration of the lot provides limited building space from the required 50-foot setback.

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

The Variance Application packet includes the existing and proposed setbacks and ISR calculations of the property.

- I. The variance request for the deck setback makes reasonable use of the land. The property survey shows the existing deck encroaches into the required setback one foot west and eight to sixteen feet south of the current deck from the NHWE. The applicant seeks to alter the current deck layout with a one foot and four-inch encroachment to the west and approximately ten-to-fifteen-foot encroachment south of the new deck from the NHWE.
- II. The variance request for the building setback makes reasonable use of the land as the applicant seeks to replace the existing canopy with an attached cabana structure in approximately the same location with a new setback of 21 feet and three inches from the NHWE. The existing and proposed structure provide a similar function; however, the code requires a greater setback for a principal building at 50 feet from the NHWE than an accessory structure at 35 feet from the NHWE.
- III. The variance request for not providing onsite retention makes reasonable use of the land as the lot’s configuration would not create adverse runoff impacts to the neighboring residence. Based on the current design layout and the proposed improvements, the ISR percentage would decrease from 40.3 percent to 39.3 percent due to a reduction of the deck size from 3,149 square feet to 2,611 square feet, totaling a difference of 538 square feet.

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

The variance requests to allow a building setback of 21 feet and three inches from the normal-high water elevation of Lake Conway instead of the required 50-foot setback, a deck setback of 20 feet and one inch from the normal-high water elevation of Lake Conway instead of the required 30-foot deck setback, and an actual impervious surface ratio of 39.3 percent without providing onsite retention would not be harmful to the neighborhood. Staff has contacted the city's Code Enforcement Department, Public Works Department, and city engineers to verify reported drainage or flooding issues near the property. Staff found there are no reports or findings regarding these issues. Staff considers the requested variances not detrimental to the public welfare.

Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board approve the requested variances to allow a building setback of 21 feet and three inches from the required 50-foot setback of the normal-high water elevation of Lake Conway, a deck setback of 20 feet and one inch from the required 30-foot deck setback to the normal-high water elevation of Lake Conway, and an allowable impervious surface ratio of 39.3 percent without creating onsite retention.

Additional Notes

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



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

November 17, 2023

Variance Request: 3104 Indian Drive

Application Request: Public Hearing #2023-09-028 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (A) (1), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DETACHED METAL GARAGE TO BE BUILT ARCHITECTURALLY DIFFERENT TO THE PRINCIPAL BUILDING WITH UNLIKE MATERIALS, SUBMITTED BY APPLICANT MARK ADAMS, LOCATED AT 3104 INDIAN DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #29-23-30-4389-03-040.

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

Background

The applicant seeks to build a detached metal garage in the rear yard.

Section 50-102 (A) (1) defines a garage as: *buildings which are detached from the principal building and are designed or used for the purpose of parking and/or storing motor vehicles, boats, and/or recreational vehicles, and related items, and are architecturally similar to the principal building and of like materials.*

Staff Recommendation

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

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

The literal enforcement of the code does not result in an unnecessary hardship nor are there any physical or topographic special conditions and circumstances peculiar to the land. The existing principal building accommodates an attached one-car garage.

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

According to the applicant’s Narrative Letter, the request to build a garage with architectural materials different than those of the principal building is a financial hardship. A financial hardship is not an allowable basis for granting a variance approval. A hardship results from the conditions of the property.

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

The variance request does make reasonable use of the land as the proposed structure meets all other zoning requirements for a detached garage and would not be visible from the main road as the side yard is ten to thirteen feet and the proposed structure’s side setback of eight feet from the nearest lot line.

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

The structure's purpose is to store the owner's motor vehicles. The homeowner does not intend to include a driveway to the proposed structure. Staff found three properties within the neighborhood that possess a detached garage in the front yard architecturally similar to the principal building. The proposed variance request is not in harmony with the purpose and intent of the land development code.

Based on the variance criteria of sections 42-64 (d), (e) and (g), Staff recommends that the Board not approve the requested variance to build a detached garage architecturally different from the principal building with unlike materials as there are no special conditions or circumstances of the land, the request is a self-created hardship, and does not meet the purpose and intent of the city code.

Additional Notes

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



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

DATE: November 17, 2023
TO: Planning and Zoning Board for Council Review
FROM: Raquel Lozano, City Planner
SUBJECT: Implementation of Senate Bill 102 – Live Local Act

RVi Planning, hired to update the city’s comprehensive plan, created a fact sheet (attached to this report) to outline key policies of the Live Local Act and its applicability to the City of Belle Isle. Based on their report, the Act has limited impact on the city as the number of commercial and industrial zoned properties is below the threshold established by state law to approve qualifying affordable housing projects exclusively for residential use. Florida statutes (F.S. 166.04151) provide that municipalities that designate land less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development in those designated areas if the proposed development is mixed-use residential. Belle Isle’s commercially and industrially zoned areas comprise approximately 12.9 percent of the city’s land area and are mostly already developed. F.S. 166.04151(7)(a) defines mixed use residential as at least 65% of the total square footage.

The new statutory provisions indicate that a local government shall not require any rezoning process or comprehensive plan amendment process and that such a multifamily mixed-use project that complies with F.S. 166.04151 affordable housing provisions must be approved administratively (F.S. 166.04151(7) (d). Such a project would have a by-right ability to be built at the maximum density allowed on any land in the city (the highest density provided for any land in the city currently is Medium Density Residential on the Future Land Use Map at 5.6 to 10 dwelling units per acre); would be able to be as tall as the height currently allowed height for a commercial or residential development located in the city within one mile of the proposed development, or three stories, whichever is higher.

Staff Recommendation: There are provisions of F.S. 166.04151 that are self-executing. Some jurisdictions in Florida, particularly larger ones significantly affected by these new laws, are amending their land development code to adopt provisions implementing the Live Local Act.

Staff recommends that the city outline administrative standard operating procedures for multifamily mixed-use projects that qualify under the act. It is incumbent upon the applicant to prove that the mixed-use development meets the state law requirements for an affordable housing project for staff review and approval. Upon consensus from the Board, a recommendation to establish administrative standard operating procedures can be shared with the City Council to address the Live Local Act.

MEMORANDUM

TO: Planning and Zoning Board
DATE: November 28, 2023
RE: Variance Application – 3104 Indian Drive

Public Hearing #2023-09-028 - PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (A) (1), THE CITY OF BELLE ISLE PLANNING & ZONING BOARD WILL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A DETACHED METAL GARAGE TO BE BUILT ARCHITECTURALLY DIFFERENT FROM THE PRINCIPAL BUILDING WITH UNLIKE MATERIALS, SUBMITTED BY APPLICANT MARK ADAMS, LOCATED AT 3104 INDIAN DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #29-23-30-4389-03-040.

Background:

1. On October 4, 2023, the applicant submitted a variance application and the required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on Sat., Nov 18, 2023.
3. Letters to the abutting property owners were mailed within 300 feet of the subject property on Nov 14, 2023.

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 must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I MOVE, PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND 50-102 (A) (1), **TO APPROVE** A DETACHED METAL GARAGE TO BE BUILT ARCHITECTURALLY DIFFERENT FROM THE PRINCIPAL BUILDING WITH UNLIKE MATERIALS SUBMITTED BY APPLICANT MARK ADAMS, LOCATED AT 3104 INDIAN DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #29-23-30-4389-03-040.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE CODE SEC. 42-64 AND 50-102 (A) (1), HAVING NOT BEEN MET, **TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* A DETACHED METAL GARAGE TO BE BUILT ARCHITECTURALLY DIFFERENT FROM THE PRINCIPAL BUILDING WITH UNLIKE MATERIALS SUBMITTED BY APPLICANT MARK ADAMS, LOCATED AT 3104 INDIAN DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS ORANGE COUNTY TAX PARCEL ID #29-23-30-4389-03-040.

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

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

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

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

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



City of Belle Isle

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

b.

Variance and Special Exception Application			
City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code			
APPLICANT	<i>Mark Adams</i>		OWNER Mark Adams
ADDRESS	PROJECT ADDRESS 3104 Indian Drive Belle Island FL 32812		
CONTACT NUMBER	OWNER'S CONTACT NUMBER 407-435-4930		
EMAIL	OWNER'S EMAIL mfa4533@aol.com		
PARCEL ID#	29-23-30-4389-03-040		
LAND USE CLASSIFICATION	R-1-AA	ZONING DISTRICT	R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 50-102 (a) (1) sentence 5			
DETAILED VARIANCE REQUEST for the detached garage to be build of unalike materials than the principal building is.			
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property. By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 			
APPLICANTS SIGNATURE		OWNER'S SIGNATURE <i>Mark Adams</i>	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2023 09 028 DATE OF HEARING 11/28

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

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

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

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



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

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.

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

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

(2) Violations of conditions.

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

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

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

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

General Information

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

FOR OFFICE USE ONLY:
FEE: \$300

_____ Date Paid

_____ Check/Cash

_____ Rec'd By

To: Whom it may concern,

My request is for variance of 50-102 (a) (1) sentence 5 part (and of like materials). My principal building is block construction and this part of sec 50-102 (a) (1) sentence 5 (and of like materials) causes unnecessary financial hardship. A block-built garage that will cost me 454% more when a metal garage that is architecturally similar serving the same purpose could be built. There are many residences in Belle Isle that have the principal building is of other materials that have a metal garage that is architecturally similar. I have investigated building with (of like materials) and the cost being four and half times more expensive to have the same outcome (architecturally similar) would be an unnecessary financial hardship and an unnecessary financial burden to me as a homeowner in Belle Isle. There will be no difference in effects due to this variance to adjacent properties or surrounding neighborhood as the variance I am asking for is for the (of like materials) to be varied for a metal garage.

Thank you,



Mark Adams

b.

Prepared by/ Return to:
Shannon Partin
Magnolia Title
2727 13th Street, St. Cloud, FL 34769
6030000228

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 29-23-30-4389-03-040

WARRANTY DEED

This Warranty Deed Made the 17 day of February, 2023, by Deborah L. Kenney, a married woman, Michael L. Emery, a single man, Louis T. Emery, a married man, and Patricia K. Szirotnyak, hereinafter called the grantor, whose post office address is: 6909 Barby Lane, Belle Isle, FL 32812 to Mark F. Adams and Margaret V. Adams, husband and wife, whose post office address is: 3104 Indian Drive, Belle Isle, FL 32812, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$350,000.00 (THREE HUNDRED FIFTY THOUSAND AND 00/100) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ORANGE County, Florida, viz:

Lot 4, Block C, LAKE CONWAY PARK, according to the plat thereof, as recorded in Plat Book G, Page(s) 138, of the Public Records of Orange County, Florida.

The Subject property is not the homestead of the Grantor under the Laws and Constitution of the State of Florida, in that neither Grantor or any members of the household of Grantor reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature]
Witness 1 Printed Name: Shannon Partin

[Signature]
Deborah L. Kenney
[Signature]
Michael L. Emery

Witness 2 Signature: [Signature]
Witness 2 Printed Name: Nelida Rivera

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of February, 2023 by Deborah L. Kenney, a married woman, Michael L. Emery, a single man, who has/have produced drivers license as identification.

[Signature]
Notary Public Signature
Printed Name: Shannon Partin

My Commission Expires: _____ (SEAL)

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature]
Witness 1 Printed Name: Shannon Partin

[Signature]
Louis T. Emery

Witness 2 Signature: [Signature]
Witness 2 Printed Name: Nelida Rivera

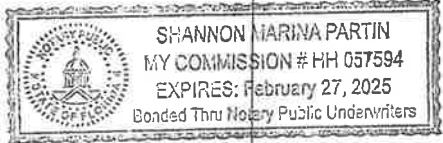
STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 15 day of February, 2023 by Louis T. Emery, a married man, who has/have produced
driver's license as identification.

[Signature]
Notary Public Signature
Printed Name: Shannon Partin

My Commission Expires: _____ (SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: Karla Fresia
Witness 1 Printed Name: Karla Fresia

Patricia K. Szirotnyak
Patricia K. Szirotnyak

Witness 2 Signature: Tanner Ott
Witness 2 Printed Name: Tanner Ott

STATE OF Arkansas
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 14th day of February, 2023 by Patricia K. Szirotnyak, who has/have produced
Arkansas D.L. as identification.

David R Drake
Notary Public Signature
Printed Name:

My Commission Expires: 10/25/30
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

DAVID R DRAKE
MARION COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires October 25, 2030
Commission No. 12378881



City of Belle Isle
Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

1003 10 2023

Building Permit (Land Use) Application
To be completed as required by State Statute Section 713 and other applicable sections.

PERMIT # 2023-08-030

Owner's Name Mark Adams
Owner's Address 3104 Indian Dr. Belle Isle FL 32812

Contractor Name <u>Marcus Adams</u>	Company Name <u>N/A</u>
License # <u>N/A</u>	Company Address <u>N/A</u>
Contact Phone/Cell <u>407-435-4930</u>	City, State, ZIP <u>N/A</u>
Contact Email <u>MFA 4533@aol.com</u>	Contact Fax <u>N/A</u>

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded if job is \$2500(+) or if A/C Replacement \$7500(+) and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable City and/or State of Florida codes and/or ordinances. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all other construction including ROOFING, ELECTRICAL, MECHANICAL, PLUMBING, GAS, SIGNS, POOLS, SCREEN ENCLOSURES, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner Signature [Signature]
The foregoing instrument was acknowledged before me this 10 August 2023
by MARCUS F. ADAMS who is personally known to me
and who produced A 352 546 71 137 0
as identification and who did not take an oath.

Notary as to Owner
State of Florida
County of Orange



Contractor Signature _____
COMPANY NAME _____
The foregoing instrument was acknowledged before me this 1 / 1
by _____ who is personally known to me
and who produced _____
as identification and who did not take an oath.

Notary as to Owner
State of Florida
County of Orange

Impervious Surface Ratio Worksheet
Development Zoned A-1 A-2, R-1-AAA, R-1-AA, R-1-A, R-1 per City Code, Section 50-74: Impervious Surface Ratio

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE).
Total Lot Area 15080 X 0.35 =
Allowable Impervious Area (BASE) 5278
- Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc.
 - House 1520
 - Driveway 664
 - Walkway 144
 - Accessory Buildings 546
 - Pool & Spa _____
 - Deck & Patio 1436.62
 - Other _____

Actual Impervious Area (AIA) 3764.62 - 4310.62
- If AIA is less than BASE, subtract AIA from BASE to determine the amount of impervious area that may be added without providing onsite retention.
- If AIA is greater than BASE, then onsite retention must be provided.

Assuming 7.5 inches of rainfall based on a 24hr 10 year Rain Event (TP40), the formula is: (7.5 inches rainfall/12 inches p/foot) X (result from line 4) = cubic feet of storage volume needed

2023.08.030

b.

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

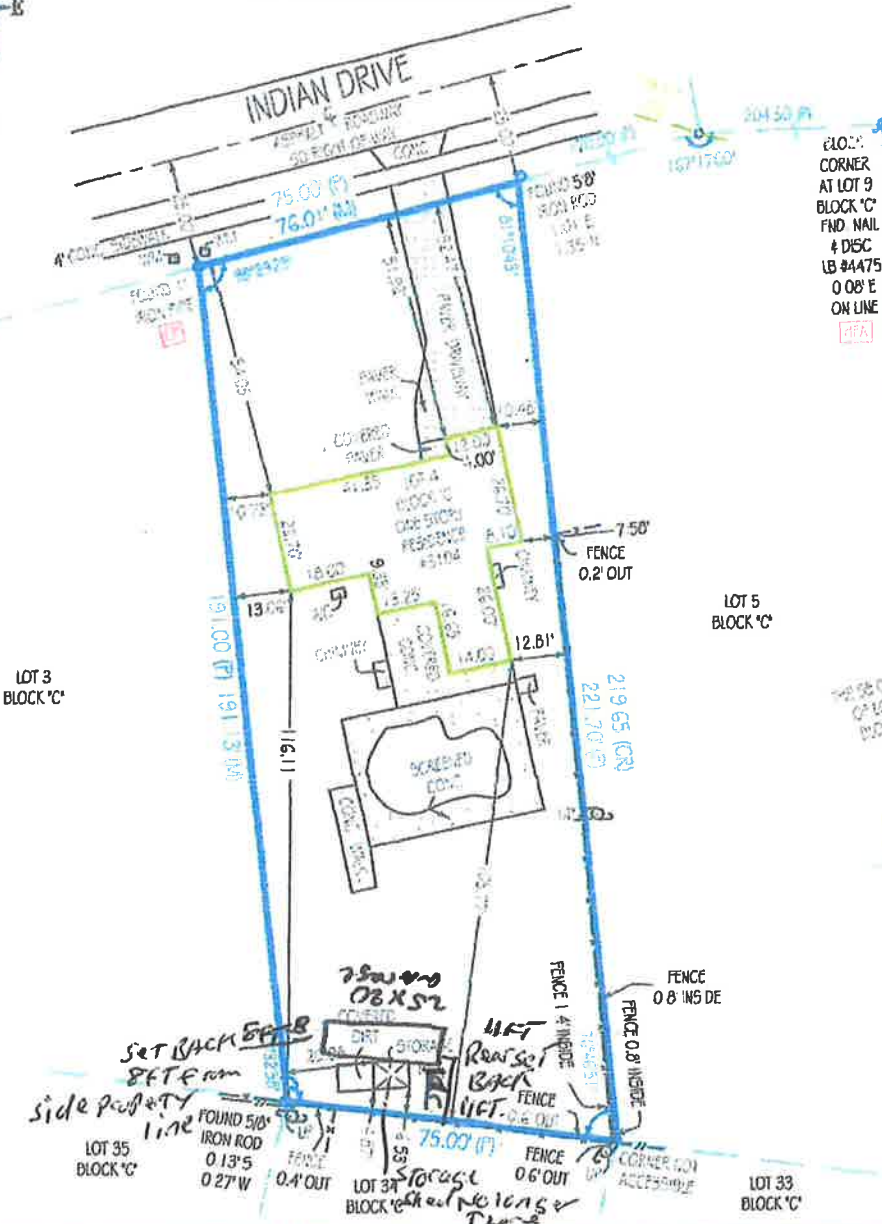


SCALE: 1"=40'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(DO NOT SHOW LATEST IMPROVEMENTS)



202.1' CORNER AT LOT 9 BLOCK 'C' FND NAIL & DISC LB #4475 0 08' E ON LINE

DATE: AUG 10 2023

THE SW CORNER OF PARCEL ID: 29-23-30-4389-01-150 FOUND 5/8" IRON ROD 0.15' E 0.96' S

'CP' = CONTROLLING POINT (POINT OF ROTATION) 'HFA' = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

Job Nr: 163615-CE Date of Field Work: 02/10/2023 Drawn by: V. M.



LICENSED BUSINESS No. 6507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

Lot 4, Block C, LAKE CONWAY PARK, according to the plat thereof, as recorded in Plat Book G, Page(s) 138, of the Public Records of Orange County, Florida

PROPERTY ADDRESS:
3104 INDIAN DRIVE
BELLE ISLE, FL 32812

INVOICE NUMBER: 163615-CE
DATE OF FIELD WORK: 02/10/2023

CLIENT FILE: 6030000228

CERTIFIED TO
MAGNOLIA TITLE
AGENTS NATIONAL TITLE INSURANCE COMPANY
MARK F. ADAMS AND MARGARET V. ADAMS

FLOOD ZONE: X
FLOOD MAP: 112095C
PANEL: 0430
SUFFIX: F
PANEL DATE: 09/25/2009



PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A OR AL = ARC LENGTH	BU = ELECTROMETER	P = PLAT	QTR = QUARTER
CA = CLEANOUT	FFE = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	R = RADUS
CAV = CENTRAL ANGLE	FIR = FOUNDATION	PCO = POINT OF COMPOUND CURVE	RNG = RANGE
CAVY = CABLE TV RISER	FN = FOUNDNAN	PH = POOL HEATER	SEC = SECTION
CF = CALCULATED FROM FIELD	FND = FONDH	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CH = CHORD DISTANCE	Q.F.F. = GARAGE FINISHED FLOOR	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC = CONCRETE	L = LEGAL DESCRIPTION	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	M = MEASURED	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	DNG = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVE	WM = WATER METER
EL OR ELEV = ELEVATION		PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE)

UP = UTILITY POLE	W = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	CL = CENTER LINE	
☒ = CATCH BASIN	PL = PARTY WALL	
⚡ = FIRE HYDRANT	AC = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊕ = MANHOLE	⊙ = SEPTIC LID	⊕ = SECTION CORNER
⊕ = WATER VALVE	X = ELEV. SHOT	
⊕ = WATER METER		

LINETYPES:

BOUNDARY	—————
BUILDING	—————
EASEMENT	—————
CHAIN LINK FENCE	—————
WOOD FENCE	—————
PLASTIC FENCE	—————
OVERHEAD CABLE	—————

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1885) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 61-17.051 & 61-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 61-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo
Alvarez
Date:
2023.02.13
14:09:43 -05'00' DATE: 02/13/2023

SIGNATURE
PABLO A. ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



LICENSED BUSINESS No. 8507



b.



APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE
STRUCTURAL COMPONENTS	ROOF DECK	CAROLINA CARPORTS, INC 26 Gauge AG Panel	FL6596 1-R6 12/15/20
STRUCTURAL COMPONENTS	STRUCTURAL WALL	CAROLINA CARPORTS, INC 26 Gauge AG Panel	FL6702 1-R6 12/15/20
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY Series 407	FL17996 5-R2 02/28/21
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll-Up Sheet Door - (16' Max. Width)	FL16806 3-R5 12/16/20

METAL FRAMING AND SIDING PREFABRICATED BY CAROLINA CARPORTS, INC. P.O. BOX 1263 DOBSON, NORTH CAROLINA 27017

THESE ENGINEERING DRAWINGS ARE THE PROPERTY OF BECHTOL ENGINEERING & TESTING, INC AND CAROLINA CARPORTS, INC. THESE DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF BECHTOL ENGINEERING & TESTING, INC., AND CAROLINA CARPORTS, INC.

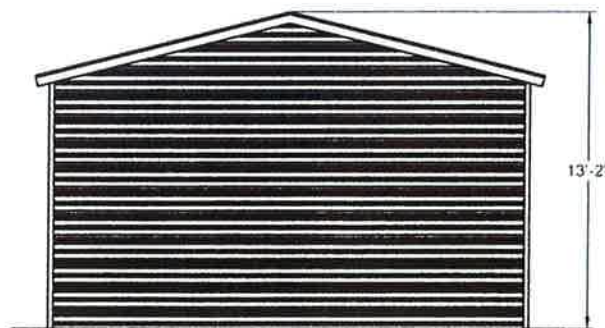
THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609 OF THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

GENERAL NOTES:

- THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
- THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITY / STORAGE BUILDINGS (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, SOLAR PANELS, LIGHTING, INTERIOR WALL(S), CEILING FIXTURES, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST (THIS SHEET), AND NOT PROVIDED AND INSTALLED BY CAROLINA CARPORTS, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. BECHTOL ENGINEERING AND TESTING, INC., SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
- ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
- ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL FIELD FRAMING CONNECTIONS SHALL BE #12-14 x 3/4" SELF DRILLING SCREWS WITHOUT CONTROL SEAL WASHER. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 6x6 - W1.4xW1.4 WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCEMENT COMPLYING WITH ASTM C1116.
- CONCRETE ANCHORS SHALL BE TAPCON REDHEAD LDT 1/2" x 5" OR EQUIVALENT.
- POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND GABLE ENDS.
- SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R318.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - RESIDENTIAL, AND SECTION 1816.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - BUILDING. SOIL LOAD BEARING PRESSURE OF 2000PSF IS ASSUMED.
- 14 GA FRAMING: 2-1/2" x 2-1/2" TUBE STEEL (TS) WITH 2-1/4" x 2-1/4" TS NIPPLES.
12 GA FRAMING: 2-1/4" x 2-1/4" TS WITH 2" x 2" TS NIPPLES.
- FOR ROOF SLOPES LESS THAN 7 DEGREES, SEAL ALL PANEL OVERLAPS WITH BUTYL TAPE OR OTHER SUITABLE SEALANT.
- FOR CONTINUOUS REINFORCING, MINIMUM BAR OVERLAP SHALL BE 40 BARS DIAMETERS (25" FOR #5 REBAR)

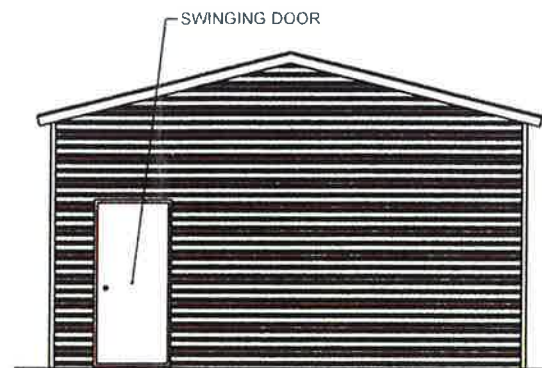
OCCUPANCY GROUP	U	b.
CONSTRUCTION TYPE	II-B	
RISK CATEGORY	I	
BUILDING ENCLOSURE TYPE:	ENCLOSED	
WIND EXPOSURE CATEGORY:	D	
ULTIMATE WIND SPEED (MPH)	130	
NOMINAL DESIGN WIND SPEED (MPH):	101	
MEAN ROOF HEIGHT (FEET):	11.25	
ROOF ANGLE (DEGREES):	14.0	
INTERNAL PRESSURE COEFFICIENT:	+0.18 / -0.18	
DESIGN PRESSURES (PSF):		
ROOF:		
ZONE 1:	+16.0 / -30.2	
ZONE 2e:	+16.0 / -30.2	
ZONE 2n:	+16.0 / -49.7	
ZONE 2r:	+16.0 / -49.7	
ZONE 3e:	+16.0 / -49.7	
ZONE 3r:	+16.0 / -57.5	
WALLS:		
ZONE 4:	+24.1 / -26.4	
ZONE 5:	+24.1 / -30.4	
SWINGING DOOR:	+25.7 / -33.6	
ROLL-UP DOOR:	+22.4 / -24.7	

NOTE: 14 GA FRAMING



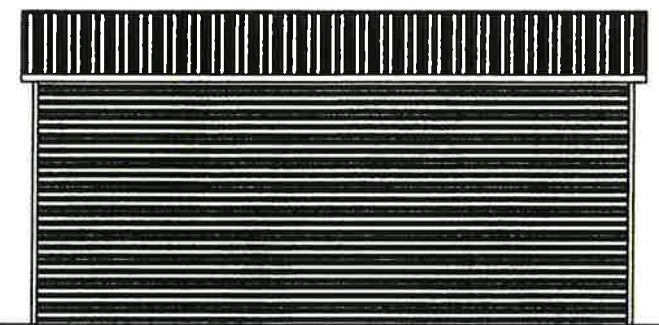
FRONT ELEVATION

SCALE: 1/8" = 1'



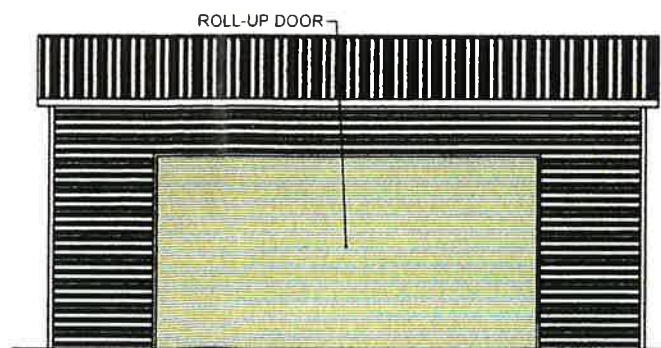
REAR ELEVATION

SCALE: 1/8" = 1'



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION

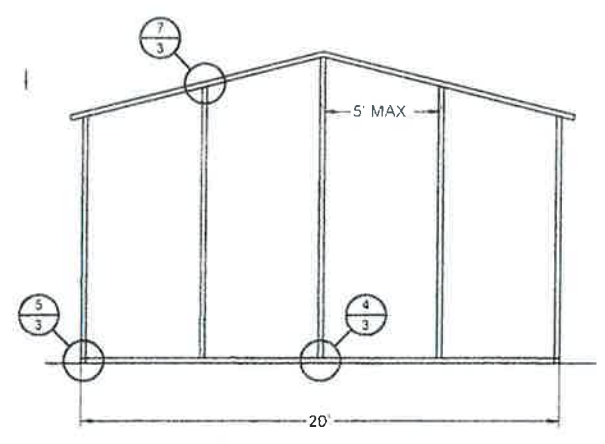
SCALE: 1/8" = 1'



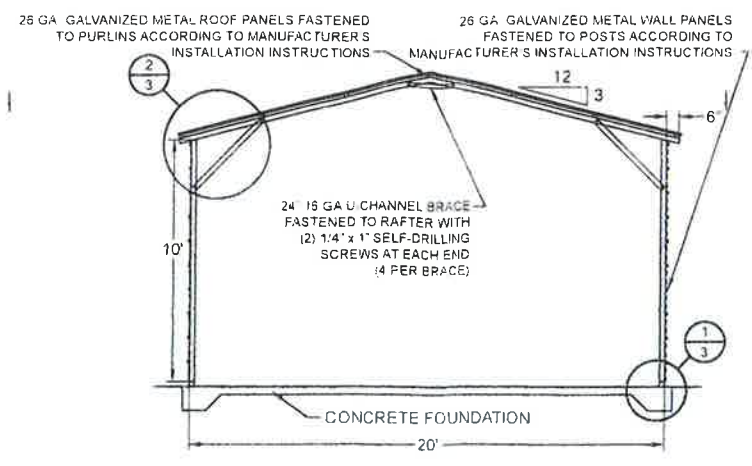
PROPOSED UTILITY STRUCTURE
3104 INDIAN DRIVE
 BELLE ISLE, ORANGE COUNTY, FLORIDA

BECHTOL ENGINEERING AND TESTING, INC.
 CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
 Certificate of Authorization No. 00000400

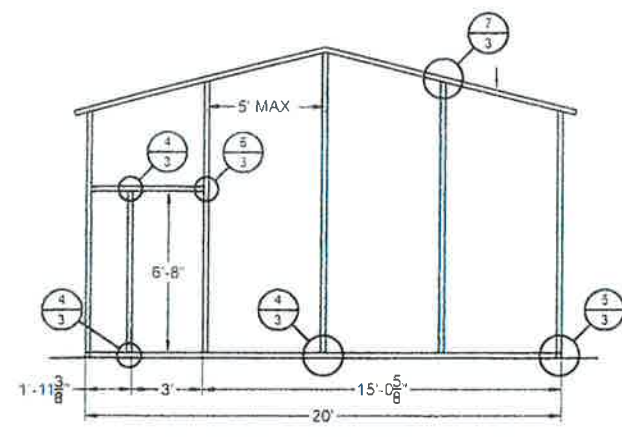
FIELD	DATE	05/23/2023
DRAWN	SCALE	NTS
CHECKED	DATE	G23001
APPROVED		SHEET 1 OF 38



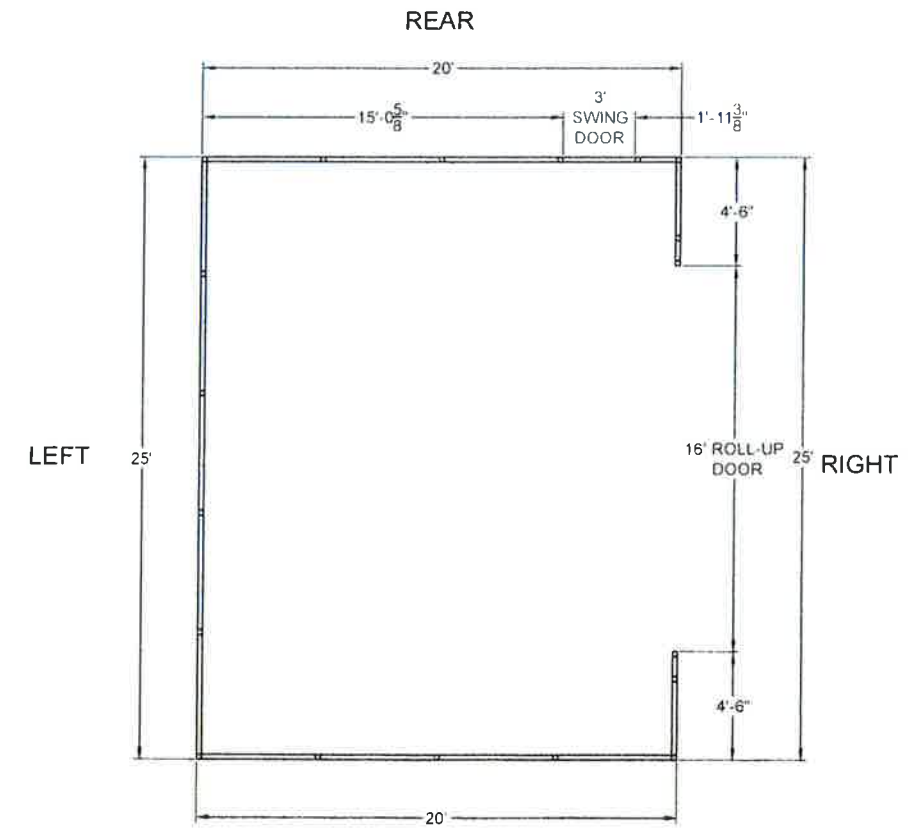
FRONT POST/RAFTER FRAMING PLAN
SCALE 1/8" = 1'



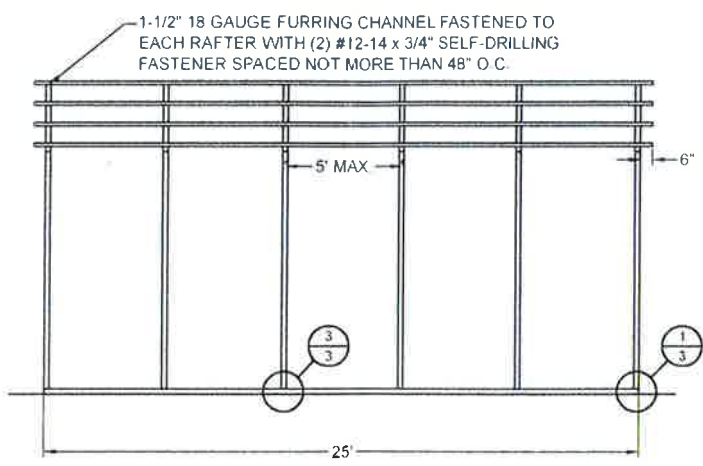
TYPICAL INTERIOR POST/RAFTER FRAMING SECTION
SCALE 1/8" = 1' (FRONT VIEW)



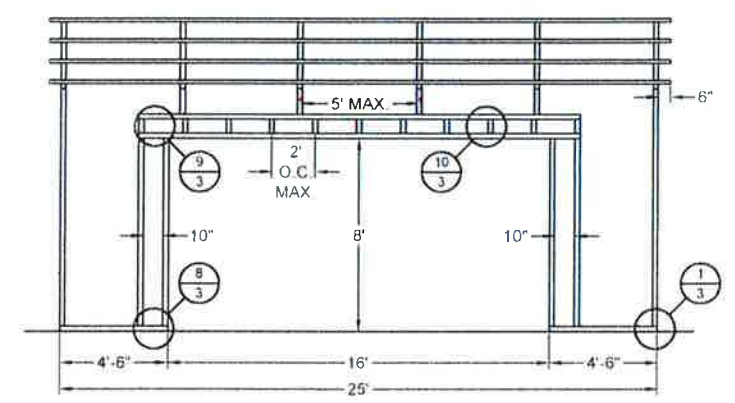
REAR POST/RAFTER FRAMING PLAN
SCALE 1/8" = 1'



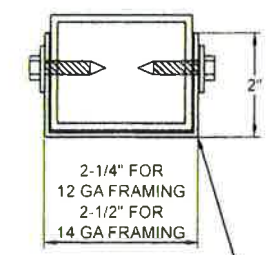
BASE RAIL LAYOUT
SCALE 1/8" = 1'



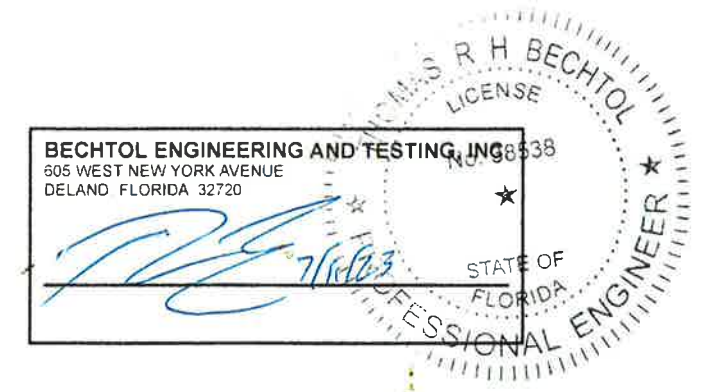
LEFT SIDE POST/RAFTER FRAMING PLAN
SCALE 1/8" = 1'



RIGHT SIDE POST/RAFTER FRAMING PLAN
SCALE 1/8" = 1'



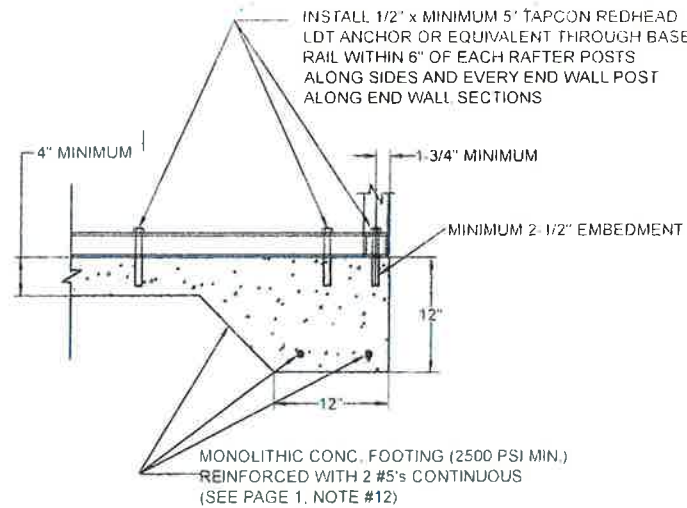
BRACE SECTION
Not To Scale



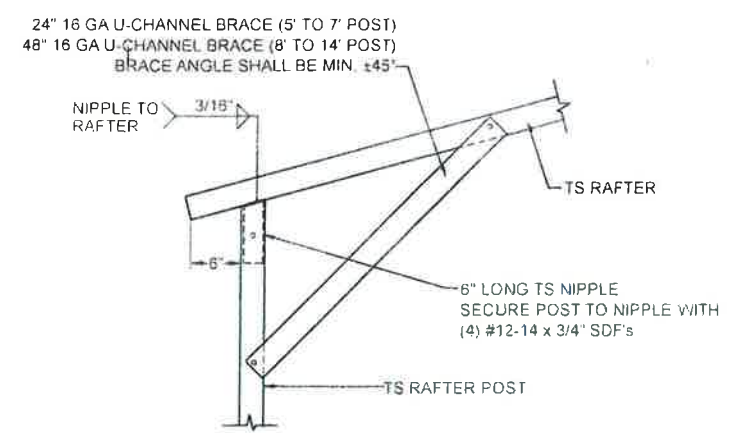
BECHTOL ENGINEERING AND TESTING, INC.
88538
605 WEST NEW YORK AVENUE
DELAND FLORIDA 32720

PROPOSED UTILITY STRUCTURE			
3104 INDIAN DRIVE			
BELLE ISLE, ORANGE COUNTY, FLORIDA			
FIELD	DATE	SCALE	05/23/2023
DESIGN	ZS	SCALE	NTS
DESIGNED	CS/LP	PROJECT NO.	G23001
APPROVED	ZS/LP	SHEET	2 OF 39

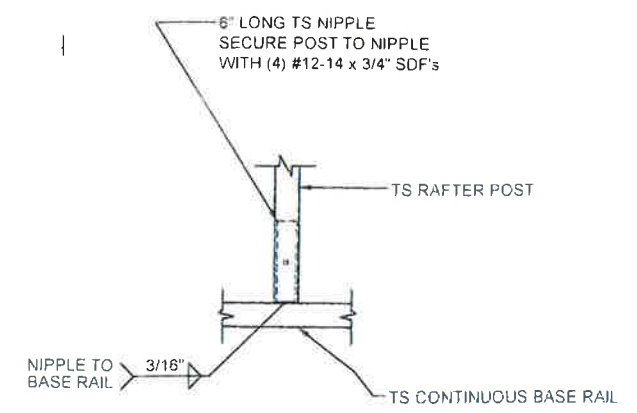
BECHTOL ENGINEERING AND TESTING, inc.
CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
CERTIFICATE # AUTHORIZATION NO. 30007492



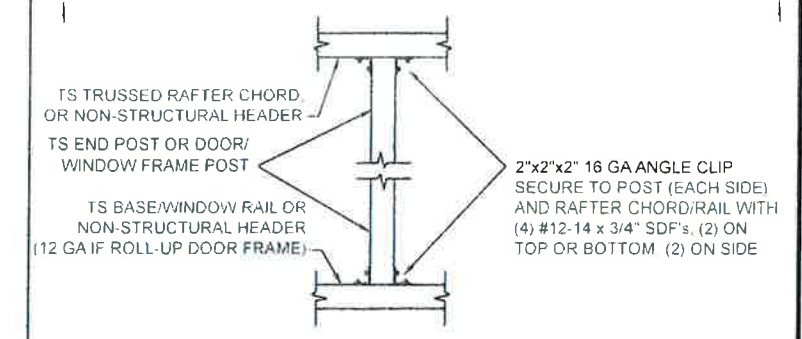
1 CONCRETE BASE RAIL ANCHORAGE
Not To Scale



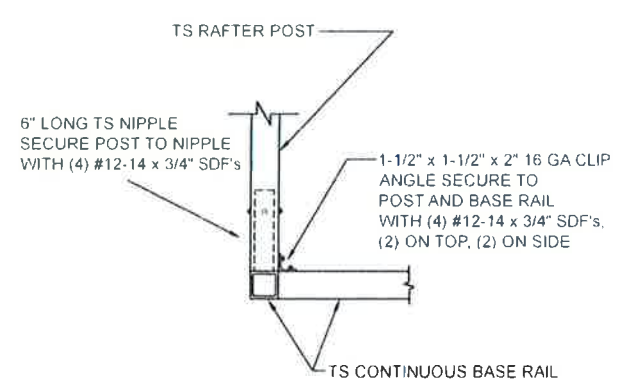
2 BOX EAVE RAFTER/POST DETAIL REAR
Not To Scale



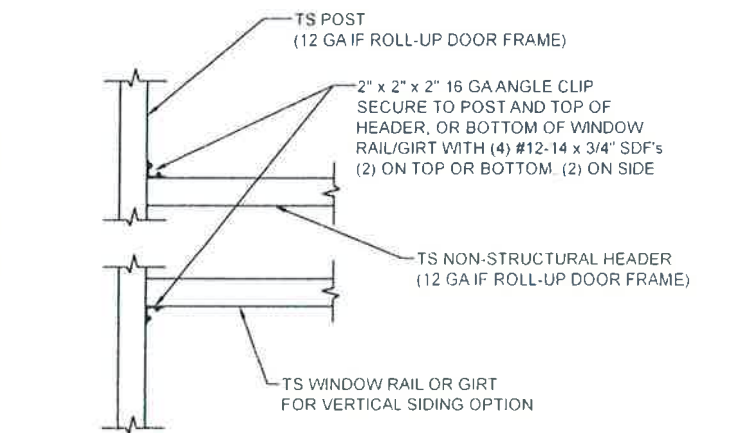
3 POST/BASE RAIL CONN. DETAIL
Not To Scale



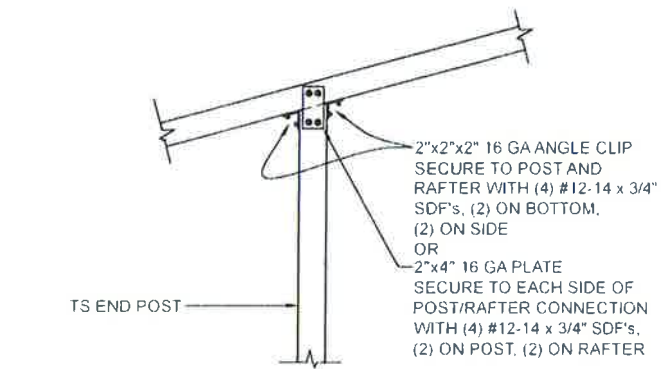
4 POST TO RAIL, TRUSS CHORD, OR NON-STRUCTURAL HEADER CONN. DETAIL
Not To Scale



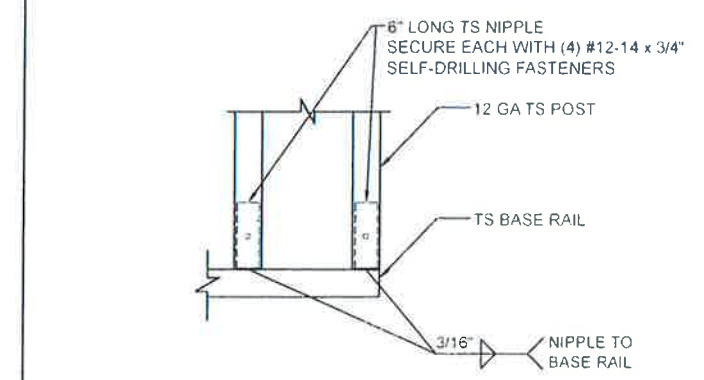
5 END POST/BASE RAIL CONN.
Not To Scale



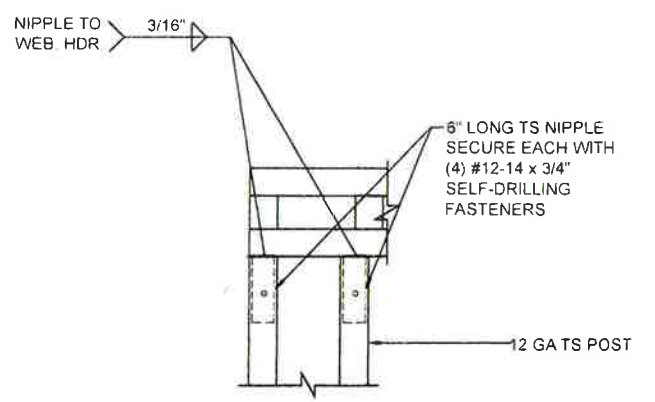
6 NON-STRUCTURAL HEADER, WINDOW RAIL, OR GIRT TO POST CONN. DETAIL
Not To Scale



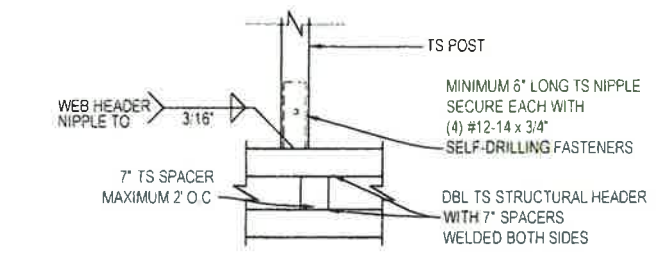
7 END POST/RAFTER CONN. DETAIL
Not To Scale



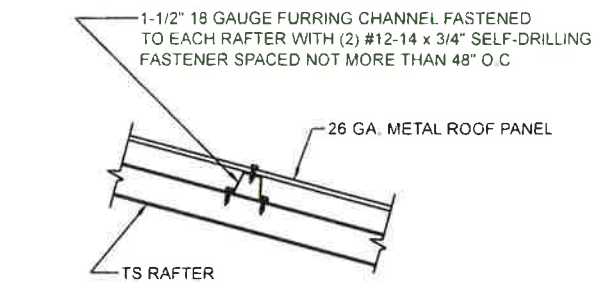
8 RAFTER POST/BASE RAIL CONNECTION DETAIL
Not To Scale



9 RAFTER POST/WEB HEADER DETAIL
Not To Scale



10 WEB HEADER TOP/RAFTER POST CONNECTION DETAIL
Not To Scale



ROOF PANEL ATTACHMENT
Not To Scale

Professional Engineer Seal for Thomas R. H. Bechtol, License No. 88538, State of Florida. Includes a signature and the text 'BECHTOL ENGINEERING AND TESTING, INC. 605 WEST NEW YORK AVENUE, DELAND FLORIDA 32720'.

PROPOSED UTILITY STRUCTURE
3104 INDIAN DRIVE
 BELLE ISLE, ORANGE COUNTY, FLORIDA

DATE	05/23/2023
SCALE	NTS
PROJECT	CS/LP
PROJ. NO.	G23001
APPROVED	ZS/LP
SHEET	3 OF 40

BECHTOL ENGINEERING AND TESTING, inc.
 CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
 City of Belle Isle, Florida, License No. 30005430