
NOTICE OF PUBLIC MEETING
April 25, 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
3. Ordinance 17-03 - Public Case No. 2017-02-013
Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a change to the Official Zoning Map from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.
4. Ordinance 17-04 - Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council the proposed changes to the Land Development Code: ORDINANCE 17-04 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING HEIGHT; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 54, ZONING DISTRICTS AND REGULATIONS; BY AMENDING ARTICLE IV. SUPPLEMENTARY REGULATIONS, DIVISION 3. BUILDINGS; BY AMENDING SECTION 54-153, HEIGHT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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
January 24, 2017 – 6:30pm**

Frank Kruppenbacher City Attorney	David Woods Chairman District 1	Chris Shenefelt District 2	Steve Jarvis District 3	Gregg Templin District 4	Rainey Lane District 5	John McLeod District 6	Nicholas Fouraker Vice Chairman District 7
--------------------------------------	---------------------------------------	-------------------------------	----------------------------	-----------------------------	---------------------------	---------------------------	--

On Tuesday, January 24, 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 Woods, Vice Chair Fouraker, Board member Templin, Board member Lane, Board member Shenefelt, City Manager April Fisher and City Clerk Yolanda Quiceno. Absent were Board member Jarvis, Board member McLeod and Attorney Kruppenbacher.

1. CALL TO ORDER

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

2. APPOINTMENT OF CHAIRMAN (per Sec 42-32(c1))

3. APPOINTMENT OF VICE CHAIR (per Sec 42-32(c1))

Chairman Woods opened discussion for appointment of a chairman and vice chair. Chairman Woods moved to appoint Board member Fouraker; however Board member Fouraker was not present to accept the appointment.

Board member Templin moved to table the appointments to the following meeting.

Board member Lane seconded the motion which was passed unanimously.

4. APPROVAL OF MINUTES

Chairman Woods called for approval of minutes

- a. Approval of the November 14, 2016 minutes
- b. Approval of the November 29, 2016 minutes
- c. December 27, 2016 – meeting cancelled

Board member Templin moved to approve the minutes as edited.

Board member Lane seconded the motion which was passed unanimously.

5. Applicant Mattamy Orlando LLC - Case No. 2017-01-011

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(b)4, the Board shall review a final plat for recommendation to City Council, submitted by applicant Mattamy Orlando LLC consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.

Clarke Sprinkle with offices at 1900 Summit Tower Blvd, Orlando, Florida, representing Mattamy Homes requested recommendations of approval of the final plat. He stated that the plat meets the engineering requirements that have been approved as well as the recommendations set forth by staff.

Chairman Woods asked if one of the issues of the lot width to allow a side yard setback has been addressed. Mr. Sprinkle said yes. Nothing has technically changed on the layout of the site; however, the drawings have been corrected to illustrate the lot width per staff recommendation.

Board member asked if this project was already approved by Orange County before it was annexed into the City. April Fisher said yes. Discussion ensued on the in/out traffic access on Daetwyler Drive.

April Fisher clarified for the record, although this project was previously confirmed with Orange County, that the plan is consistent with the annexation.

Chairman Woods opened for public comment. There being no public comment, Chairman Woods closed public comment and opened for Board discussion.

Board member Templin moved to recommend approval to Council for this request for a final plat pursuant to code Sec 50-33(3)(b)4 on the property consisting of four tax parcels referenced by their Orange County Tax Parcel ID Numbers as follows 29-23-30-0000-00-011, 29-23-30-0000-00-018, 29-23-30-0000-00-019 AND 29-23-30-0000-00-020 Belle Isle, Orange County, Florida.

Board member Lane seconded the motion which was passed unanimously.

6. Applicant Hoffner Fruit, LLC - Case No. 2017-01-003

Pursuant to Belle Isle Code Sec. 52-62 and Sec. 42-64, the Board shall consider and take action on a requested variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage, submitted by applicant Hoffner Fruit, LLC located at 4400 Hoffner Avenue, Belle Isle, FL 32812 also known as Parcel #20-23-30-0000-00-012.

Chairman Woods gave a brief overview of the quasi-judicial hearing.

Randy Holihan residing at 2513 Trentwood Blvd, with Brandon Partners Developers, spoke on behalf of Hoffner Fruit, LLC. He said they are developing the parcel on Conway. He stated that the variance is to place two signs on the property frontage facing Conway Road with less than the required 200 feet established in the code.

The Board asked if the existing Winn Dixie sign staying on the property. Mr. Holihan said yes. The construction of a new sign will be placed 100ft from the current Winn Dixie sign.

Chairman Woods opened for public comment. There being no public comment, Chairman Woods closed public comment and opened for Board discussion.

April Fisher stated that this type of application, in many jurisdictions, have a code provision for administrative areas and may be approved by staff. Since our code does not have that provision it is required to have Planning & Zoning approval. She stated that she is in support of the application.

Board member Lane moved, the criteria of Chapter 42, Article III, Section 42-64 and Section 52-62 of the Belle Isle Land Development Code having been met to approve this request for a variance to place two signs on property frontage facing Conway Road with less than the required over 200 feet of right-of-way frontage established in Sec. 52-33; the property has 198.49 feet of frontage on the property described as 4400 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. #29-23-30-0000-00-012, Orange County, FL.

Vice Chair Fouraker seconded the motion which was passed unanimously.

7. Applicant Daryl M. Carter – Case No. 2016-12-001

Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet, submitted by applicant Daryl M. Carter located at 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

Applicant Daryl Carter residing at 1545 Conway Isle Circle, Belle Isle provided documents for the file that relate to the many 70ft and smaller lots in the City showing his request being consistent with the surrounding neighborhood and not detrimental to the property. He is requesting a variance to allow for each individual lot to be redeveloped as individual lots instead of being required to be aggregated as one tract and allow for a reduction from the site and building requirements. Discussion ensued.

Chairman Fouraker recused himself from the vote because of his prior business relationship with the applicant.

Chairman Woods opened for public comment.

- Richard Weinsier residing at 6824 Seminole Drive spoke in favor of the request and stated that his lot to the East of the said property is the same size and he had been split the property the same way.
- Deborah Donham residing at 6904 Seminole Drive spoke in favor of the request.
- Greg Gent residing at 2924 Nela spoke to the adjacent lot and gave a brief summary of the past variance presented on the adjacent property. He stated that the community was not in favor of the previously proposed plan. He believes that those opposed to the prior proposal will be in support of this proposal. He, however, request that the Board place a stipulation on the lot split that the adjacent tract cannot be joined with the existing property. He is asking that the lots not be allowed to be aggregated after Board approval.

April Fisher stated that the motion is safeguarded because it is very specific to only apply to the two lots. The three lots of concern are zoned R-2 and have a different requirement. Any combination of the lots will have to be presented to the Board for approval.

- Chris Roper with offices at 420 S. Orange Avenue spoke in favor of the request.

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

Chairman Woods said the proposal fits the criteria with the exception of #2, the hardship not being self created is not satisfied. The applicant is choosing to subdivide and creating a situation themselves. Discussion ensued.

April Fisher said there is a provision in the code from October 7, 1957 that states if the lots are under single ownership it must be considered aggregated as one parcel. If it was a stand alone, they would have rights to develop the one substandard lot. Discussion ensued.

Board member Templin moved, the criteria of Chapter 42, Article III, Section 42-64(1) of the Belle Isle Land Development Code having been met to approve this request a variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for each individual lot (Lot 4 and Lot 5) that comprises the currently developed parcel to be redeveloped as individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each lot respectively retaining their historical substandard lot width of 70.06 feet on the property described as 6820 Seminole Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-4389-02-040.

Board member Lane seconded the motion which was passed unanimously.

Chairman Woods stated that the applicant should wait 15 days for any potential appeals before starting any work.

Chairman Wood called for a motion to reopen discussion on appoint of officers.

**Board member Lane motioned to reopen the activation of officers.
Vice Chairman Fouraker seconded the motion which was passed unanimously.**

**Chairman Woods nominated Vice Chairman Fouraker as Chairman.
The motion was unanimously approved.**

**Chairman Fouraker nominated Board member Woods as Vice Chairman.
Board member Templin seconded the motion which was passed unanimously.**

April Fisher announced that the Boat Dock Ordinance will be presented to City Council for approval on February 7th with anticipation of a second reading to follow in the next meeting in February.

ADJOURN

There being no further business Chairman Woods called for a motion to adjourn, unanimously approved at 7:32pm.

Yolanda Quiceno
CMC-City Clerk



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

April 13, 2017

Project Location: 7710, 7728, and 7740 Daetwyler Drive
Applicant Request: Planned Development (PD) and Preliminary Subdivision Plan
Existing Zoning/Use: R-2/ Vacant
Future Land Use: MDR

Application Overview

The proposed application is for a Planned Development (PD) zoning designation that includes 28 townhomes with recreational amenities. The property is located within the jurisdiction of the City of Belle Isle, currently with a zoning designation of Multiple-family Dwelling District (R-2). The Future Land Use designation is Medium Density Residential (MDR).

Sec. 54-77 of the City Code identifies requirements for the PD zoning district. This application is the first step in the process for review and approval of a preliminary concept plan. The concept plan may also serve as the preliminary plat when platting is required.

Staff Review

The proposed plan for 28 townhomes and amenities complies with the code with respect to density and allowed uses. The MDR Future Land Use designation allows a density range of 5.6 to 10 dwelling units per acre. The proposed development is at 7.6 dwelling units per acre.

The development proposal specifically meets the following policies of the Belle Isle Comprehensive Plan:

1. FUTURE LAND USE POLICY 1.2.2: The Residential land use categories shown on the Future Land Use Map shall have the following maximum densities for both development and redevelopment: (excerpted for items that pertain)
 - b) Medium Density Residential: 5.6 to 10 units per acre

The proposed PD meets this policy as it provides 7.6 dwelling units per acre.

2. FUTURE LAND USE POLICY 1.3.5: The City shall continue to deter blight conditions through enforcement of the Zoning Code, which prohibits unsightly conditions and unhealthy collection of debris, to protect the Public health, safety and welfare.

The proposed PD meets this policy as it is redeveloping a former mobile park and restaurant with a boat ramp and two docks that currently remain on site. The proposed PD removes these blighted conditions and proposes a gated, upscale residential development with recreation amenities, including removing the boat ramp and docks to replace with a 10-slip boat dock with two fishing and observation decks.

By removing the existing boat ramp, the applicant is reducing the impact of undesirable boat launching into the lake. Although the proposed dock with ten slips is larger than the standard dock regulations in the Belle Isle zoning code, it is an improvement over the existing docks and boat ramp on the property, that could otherwise remain and be utilized under the code's grandfathering provisions (Sec. 48-34). PD zoning is contractual zoning; therefore, it can have different standards applied than the requirements of Chapter 48 regarding boat docks, without violating the code as long as they are detailed as part of the PD entitlement documents.

Because the proposed dock, at 3,540 square feet, is larger than 1,000 square feet, it would also receive additional oversight in permitting through the State of Florida and possibly Orange County review, to ensure environmental resources and water are not being negatively impacted.

3. FUTURE LAND USE Policy 1.4.4: The City shall encourage the use of low impact development design techniques for private development and as part of its own public work projects. Such practices may include, but are not limited to: (excerpted for items that pertain)
 - a. Development that adheres to the principles of "New Urbanism" or "Traditional Neighborhood Development".
 - b. Clustering of development.
 - l. Minimization of impervious surfaces through use of shared driveways and parking lots.
 - m. Reduction in impervious driveways through reduced building setbacks.
 - n. Reduction in street paving by providing reduced street frontages for lots.

The proposed PD meets this policy as it provides 28 townhomes meeting standards of new urbanism and traditional neighborhood design through increased density, walkability within the development, clustering the residential units on site. If the property were developed under the current zoning district of R-2, this policy could not be met, as it restricts development opportunities to single-family detached or duplex type structures.

Additionally, the design of the PD provides a public space (Tract "C"- Common Area) at its center.

Reduced setbacks and shared driveways with on-street parking adjacent to the Common Area minimize impervious surfaces. The development has reduced street paving by providing reduced street frontage and increasing open space areas. This results in an open space and recreation area of 36.7% of the site.

Staff Recommendations

1. Staff recommends approval of the proposed PD, with the following conditions:
 - a. that the existing boat docks and boat ramp on the property be removed prior to the installation of the proposed 10-slip boat dock and fishing and observation docks;
 - b. that the proposed 10-slip boat dock not be permitted by the City nor constructed prior to 25% of the total number of units approved with this PD are permitted, constructed, and receive a certificate of occupancy;
 - c. that the 10-slip boat dock be deed restricted to use only be residents/property owners within the development and not utilized for commercial lease or profit;
 - d. that no mooring be allowed on the fishing and observation docks; and
 - e. that architectural renderings of the proposed townhomes be required at the Development Plan approval process and become part of the development plan design standards.

Next Steps

The Board may recommend approval, approval with conditions, or denial of the proposed Planned Development zoning and preliminary conceptual plan or continue the application if additional information is being requested for consideration. Upon a recommendation from the Board, the application will then be considered in the public hearing process by City Council.

Attachments:

- Ordinance 17-03 with Exhibit "A"- Legal Description and Exhibit "B"- Preliminary Conceptual Plan
- Applicant's Letter



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Mayor
Lydia Pisano

City Manager
Bob Francis

Planning & Zoning
Board

Nicholas Fouraker
Chairman
District 7

David Woods
Vice Chairman
District 1

Chris Shenefelt
District 2

Shawn Jarvis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

John McLeod
District 6

April 13, 2017

«Parcel»
«FullName»
«FullName2»
«Address»
«City», «STZIP»

APPLICANT: Christopher M. Comins, Comins Development I, LLC
P&Z CASE #2017-02-013
REQUEST 7710, 7728 and 7740 Daetwyler Drive
Parcel ID # 29-23-30-0000-00-013, and 29-23-30-4986-00-010, and
29-23-30-4986-00-040

Dear Property Owner:

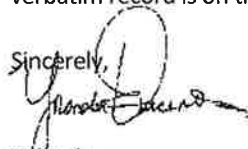
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, April 25, 2017 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

Public Case No. 2017-02-013

Pursuant to Belle Isle Land Development Code Sec. 42-65, the Board shall review, for recommendation to Council, a change to the Official Zoning Map from R-2 zoning to Planned Development (PD) zoning, submitted by applicant Comins Development I, LLC, property owner of 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, FL 32812 also described as Parcel I.D. 29-23-30-0000-00-013, 29-23-30-4986-00-010, and 29-23-30-4986-00-040, Belle Isle, Orange County, Florida.

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the Board, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely,


Yolanda Quiceno
CMC-City Clerk

Parcel	FullName	Address	City	StZip
3023290000000010	FOX HOLLOW ASSOCIATES LTD	2001 BLUE HERON BLVD W	RIVIERA BEACH	FL 33404
3023290000000013	7710 DAETWYLER LLC	6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
3023290000000043	FOX HOLLOW ASSOCIATES LTD	ATTEN: LORI MEADER 2001 BLUE HERON BLVD W	RIVIERA BEACH	FL 33404
3023294986000010	COMINS DEVELOPMENT I LLC	6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
3023294986000040	COMINS DEVELOPMENT I LLC	6413 PINECASTLE BLVD STE 3	ORLANDO	FL 32809
302329803602010	CLARKE PETER D	2607 OVERLAKE AVE	ORLANDO	FL 32806
302329803602020	GENTILE MICHAEL J	7606 DAETWYLER DR	ORLANDO	FL 32812
302329803602050	ARENZ BRAD W	2610 RAEHM ST	ORLANDO	FL 32806
302329803603012	COLON PURA M	3516 MERRYWEATHER DR	ORLANDO	FL 32812
302329803603090	MARTIN GARY J	4750 ROSEWOOD DR	ORLANDO	FL 32806
302329803603040	BAKER JOHN R	7612 SIMMS AVE	ORLANDO	FL 32812
302329803603050	MOLEDO JAMES M	647 NIDA DR	ORLANDO	FL 32812
302329803603060	CODDINGTON EQUITIES LLC	1867 WIND HARBOR RD	MELBOURNE	FL 32935
302329803603070	LACEY FORREST G	7621 DAETWYLER DR	BELLE ISLE	FL 32809
302329803603080	DENISON KANEYO	7617 DAETWYLER DR	ORLANDO	FL 32812
302329803603090	PENUELAS ROYMAN JORGE	7613 DAETWYLER DR	ORLANDO	FL 32812
302329803603100	PINTO BENIGNO ANTONIO	3501 MERRYWEATHER DR	ORLANDO	FL 32812
302329803603111	VIKSTROM MELANIE ROSE	3508 MERRYWEATHER DR	ORLANDO	FL 32812
302329803603112	BONILLA GUY X	3500 MERRYWEATHER DR	ORLANDO	FL 32812
302329804009010	DUFF JAMES A	PO BOX 149483	ORLANDO	FL 32814
302329804009020	FRANKLIN BARBARA A ROOT	7659 DAETWYLER DR	ORLANDO	FL 32812
302329804009030	CONNOR CHARLES D	6602 MITCHELL LN SW	MABLETON	GA 30126
302329804009040	THOMAS SHARON IVA KAY JENSEN	C/O VENETIA MICHELLE LEATHERBARROW 7627 DAETWYLER DR	ORLANDO	FL 32812
302329804009050	CASSANELLI LEONARD	7626 SIMMS AVE	ORLANDO	FL 32812
302329804009060	SMESTA STEVEN D	7632 SIMMS AVE	ORLANDO	FL 32812
302329804009070	RICHENBERG BRANDYN M	7638 SIMMS AVE	ORLANDO	FL 32812
302329804009080	CARLTON PAULA DENISE	7644 SIMMS AVE	ORLANDO	FL 32812
302329804013010	DUFF JAMES A LIFE ESTATE	3500 RAMPART DR	ORLANDO	FL 32812
302329804013020	MCHENRY LUKE	3506 RAMPART DR	ORLANDO	FL 32812
302329804013030	HUNTER DAVID R	3512 RAMPART DR	ORLANDO	FL 32812
302329804013040	SHOUP STEPHEN A	3518 RAMPART DR	ORLANDO	FL 32812
302329997600001	WINDWARD ON LAKE CONWAY CONDOMINIUM ASSN INC	PO BOX 568846	ORLANDO	FL 32856
302329997624101	KACZMAREK STANLEY P	7824 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
302329997624102	D AND Y FAMILY TRUST	C/O DAVID OLIVENCIA TRUSTEE 7824 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL 32812
302329997624103	MANCITO THERESA	7824 HOLIDAY ISLE DRIVE UNIT 103	ORLANDO	FL 32812
302329997624201	ALAVI SEPEHR	121 W 19TH ST APT 6E	NEW YORK	NY 10011
302329997624202	FOSTER DORIS	7824 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL 32812
302329997624203	BUCKNER STEVEN E	7824 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL 32812
302329997624301	SIRANG NADER	501 DIPLOMAT PKWY	HALLANDALE BEACH	FL 33009
302329997624302	KINDT CAROL A	818 ELMCROFT BLVD	ROCKVILLE	MD 20850
302329997624303	SOWERBY GERALD	TREADWAY COTTAGE 9 TREADWAY LN	PAGET	XX PG (BERMUDA)
302329997630101	MCPHERSON LEONARD	7830 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
302329997650102	JANICE S BELL REVOCABLE TRUST	C/O JANICE S BELL TRUSTEE 246 NW PAINT RD	CACHE	OK 73527
302329997650103	KENNEDY SHERRILL	7860 HOLIDAY ISLE DR UNIT 103	ORLANDO	FL 32812
302329997650104	KENNEDY SHERRILL	7860 HOLIDAY ISLE DR UNIT 104	ORLANDO	FL 32812
302329997650301	ALFORD ANGELA	1450 WASHINGTON BLVD APT 609S	STAMFORD	CT 06902
302329997656101	WALDRON DANIEL	5018 MONET AVE	BELLE ISLE	FL 32812
302329997656102	SANCHEZ FERNANDO	47 ANN ST APT 3F	NEW YORK	NY 10038
302329997656201	BAKER CHRISTINE	7836 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL 32812
302329997656202	BOXX NATHANIEL	9 TREADWAY COTTAGE TREADWAY LANE	PAGET P G	XX O4 (BERMUDA)
302329997656203	SMARTT MICHAEL SHANE	7836 HOLIDAY ISLE DR UNIT 201	ORLANDO	FL 32812
302329997656301	TIERNY DENNIS	7836 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL 32812
302329997656302	AMUNDSON JOEL	7836 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL 32812
302329997656303	ANDREW G ROLFE TRUST	7836 HOLIDAY ISLE DR UNIT 301	ORLANDO	FL 32812
302329997642101	CANNON RICHARD J	7836 HOLIDAY ISLE DR UNIT 302	ORLANDO	FL 32812
302329997642102	DECKER SCOTT A	842 BINGHAM RD	RIDGEWOOD	NJ 07450
302329997642103	MENARD KEVIN P	7842 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL 32812
302329997642104	CASACCIA JOSEPH	133 LOST BEACH LN	PONTE VEDRA BEACH	FL 32082
302329997642105	ROSAS ERNESTO LIFE ESTATE	581 CAMP DIXIE RD	PASCOAG	RI 02859
		4407 W VASCONIA ST	TAMPA	FL 33629
		7842 HOLIDAY ISLE DR UNIT 105	ORLANDO	FL 32812

1 and found it to be compatible with the surrounding areas and consistent with the density permitted under the
2 City of Belle Isle Comprehensive Plan; and

3 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Belle, Florida as follows:
4

5 **SECTION 1.** The property located on Daetwyler Drive, Belle Isle, Florida, being more particularly described as
6 **PARCEL NUMBER 29-23-30-0000-00-013, 29-23-30-4986-00-010 AND 29-23-30-4986-00-040** Orange County
7 Records, is rezoned from R-2 to PD.
8

9 **SECTION 2.** The Property Owner/Applicant shall submit a development plan pursuant to the provisions of
10 Chapter 54, Section 54-77 (e) (4) of the Land Development Code of the Belle Isle Code of Ordinances and if the
11 Property Owners fail to obtain final approval of said plan within one year of the effective date of this ordinance,
12 the zoning classification of the property shall revert to R-2 pursuant to the provisions of Section 54-77 (e) (4).
13

14 **SECTION 3.** Severability. If any word, phrase, sentence, clause or other portion of this Ordinance is determined
15 to be invalid, void or unconstitutional, the remainder of this Ordinance shall remain in effect.
16

17 **SECTION 4.** Effective date. This Ordinance shall take effect immediately.
18

19 First Reading held this 2nd day of May, 2017

20 Second Reading held this 16th day of May, 2017

21 Advertised for Second Reading on the 6th day of May 2017.
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

YES

NO

ABSENT

Ed Gold

Anthony Carugno

Jeremy Weinsier

Bobby Lance

Harvey Readey

Lenny Mosse

Sue Nielsen

LYDIA PISANO, MAYOR

ATTEST:

Yolanda Quiceno, CMC-City Clerk

Approved as to form and legality

Frank Kruppenbacher, City Attorney

1 **STATE OF FLORIDA**

2 **COUNTY OF ORANGE**

3
4 **I, Yolanda Quiceno, CITY CLERK** of the City of Belle Isle do hereby certify that the above and foregoing document
5 **ORDINANCE 17-03** was duly and legally passed by the Belle Isle City Council, in session assembled on the
6 _____ day of _____ 2017, at which session a quorum of its members were present.

7
8 _____
9 Yolanda Quiceno, CMC-City Clerk

Exhibit "A"

LEGAL DESCRIPTION (South Parcels):

LOTS 1 THROUGH 4, LARKINVILLE USA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.

LEGAL DESCRIPTION (North Parcels):

TRACT 1:

THAT PART OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY PAVED ROAD.

TRACT 2:

BEGINNING AT A POINT WHICH IS 825.5 FEET SOUTH AND 1792.85 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING, BEING IN THE ORIGINAL GOVERNMENT MEANDER LINE OF THE EASTERLY SHORE OF "LAKE CONWAY"; RUN WITH THE SAID ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST, 75.18 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH THE EXTENSION OF SAID SOUTH LINE, WESTERLY 64.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET ON THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED FROM THE UNITED STATES COAST AND GEODETIC SURVEY DATUM THENCE WITH SAID 86.4 FOOT CONTOUR LINE NORTH 0 DEGREES 29 MINUTES WEST, 75.0 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 75 FEET OF THE NORTH 235 FEET OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3, EXTENDED WESTERLY; THENCE WITH NORTH LINE EASTERLY 70.0 FEET TO THE POINT OF BEGINNING.

TRACT 3:

THE NORTH 160 FEET OF THE SOUTH ONE HALF OF GOVERNMENT LOT 3, OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE COUNTY ROAD.

TRACT 4:

BEGINNING AT A POINT 666.53 FEET SOUTH AND 1784.45 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2, OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L. PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, RUN THENCE WITH THE ORIGINAL GOVERNMENT MEANDER LINE SOUTH 3 DEGREES 57 MINUTES WEST 160.38 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF THE NORTH 160 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 3; THENCE WITH SAID LINE WEST 70.0 FEET TO A 4" X 4" CONCRETE MONUMENT SET IN THE 86.4 FOOT CONTOUR LINE AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY DATUM; THENCE WITH THE SAID 86.4 CONTOUR LINE, NORTH 15 DEGREES 33 MINUTES EAST, 166.08 FEET TO A 4" X 4" CONCRETE MONUMENT IN THE SOUTH LINE OF SILVER BEACH SUBDIVISION; THENCE WITH SAID LINE EAST 36.5 FEET TO THE POINT OF BEGINNING.

LESS THAT PART OF TRACTS 3 AND 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION CREATED: A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGHWATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 06 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS

EAST PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

TRACT 5:

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE ORIGINAL GOVERNMENT MEANDER LINE OF LAKE CONWAY WITH THE PROJECTED SOUTH LINE OF LOT 7, BLOCK 2 OF SILVER BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING WESTERLY ALONG THE PROJECTION OF THE SOUTH LINE OF SAID LOT 7 AND 66.9 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 3 BEING THE PROJECTED SOUTH LINE OF SAID SILVER BEACH SUBDIVISION FOR A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE NORMAL HIGH WATER LINE OF LAKE CONWAY; THENCE ALONG SAID NORMAL HIGH WATER LINE THE FOLLOWING COURSE AND DISTANCE: SOUTH 10 DEGREES 58 MINUTES 06 SECONDS WEST, 7.89 FEET; SOUTH 26 DEGREES 24 MINUTES 46 SECONDS EAST, 17.24 FEET; SOUTH 10 DEGREES 37 MINUTES 44 SECONDS WEST, 47.43 FEET; SOUTH 12 DEGREES 35 MINUTES 16 SECONDS WEST, 17.64 FEET; SOUTH 13 DEGREES 16 MINUTES 08 SECONDS WEST, 13.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 25 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 3, A DISTANCE OF 143.52 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.84 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, 107.31 FEET TO SAID POINT OF BEGINNING.

CONTAINS 116,262 SQUARE FEET OR 2.6690 ACRES MORE OR LESS.

PLANNED DEVELOPMENT/
PRELIMINARY SUBDIVISION PLAN
FOR
SILVER ISLES TOWNHOME PROJECT
7710, 7728, AND 7740 DAETWYLER DRIVE
BELLE ISLE, ORANGE COUNTY, FLORIDA

PARCEL I.D. Nos. 29-23-30-4986-00-010, 29-23-30-4986-00-040, AND 29-23-30-4986-00-013

OWNER/APPLICANT: COMINS DEVELOPMENT
9145 NARCOOSSEE RD. #102
ORLANDO, FL 32832
PHONE: 407-281-8455

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504

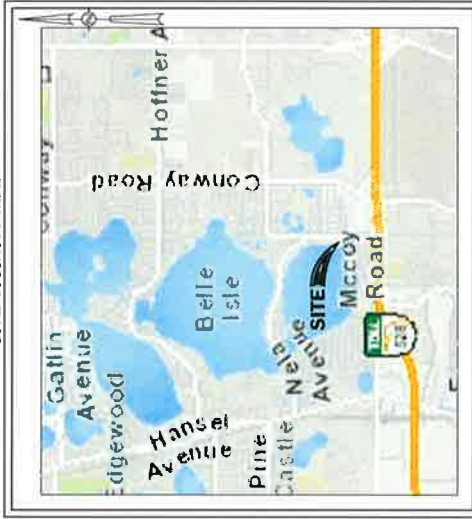
SURVEYOR: IRELAND & ASSOCIATES SURVEYING INC
1300 INTERNATIONAL PKWY #2001
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366

PERMITTING AGENCIES
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
F.D.E.P.: NOTICE OF INTENT (NPDES PERMIT)
CITY OF BELLE ISLE: SUBDIVISION PLAN APPROVAL
ORLANDO UTILITIES COMMISSION: WATER SYSTEM PERMITS

UTILITY COMPANIES
WATER: (407) 434-2576
WASTEWATER: (407) 254-9764
WASTEWATER: (407) 246-3525
ELECTRIC: (407) 905-3321
TELEPHONE: (861) 997-0240
CABLE: (407) 532-8509
CABLE: (352) 516-3824

ORLANDO UTILITIES COMMISSION
ORANGE COUNTY UTILITIES
CITY OF ORLANDO BUREAU OF WASTEWATER
DUKE ENERGY
AT&T
SPECTRUM
COMCAST CABLE COMMUNICATIONS

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 1 OF 2
- C-3 BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 2 OF 2
- C-4 SITE GEOMETRY PLAN
- C-5 PRELIMINARY SITE DRAINAGE & UTILITY PLANS



Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

SCALE: 1" = 100'
DATE: 10/10/08
DRAWN BY: J. W. WOOD
CHECKED BY: J. W. WOOD

NOTICE TO CONTRACTORS

1. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
2. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
3. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
4. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
5. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
6. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
7. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
8. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
9. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
10. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.

ALTA / ACSM Land Title Survey

LEGAL DESCRIPTION:
LOTS 1 THROUGH 4, LARKVILLE UEA, ACCORDING TO THE PLAT THEREOF, RECORDS OF ORANGE COUNTY FLORIDA, CONTAINS 48,895 SQUARE FEET OR 1.1225 ACRES MORE OR LESS.



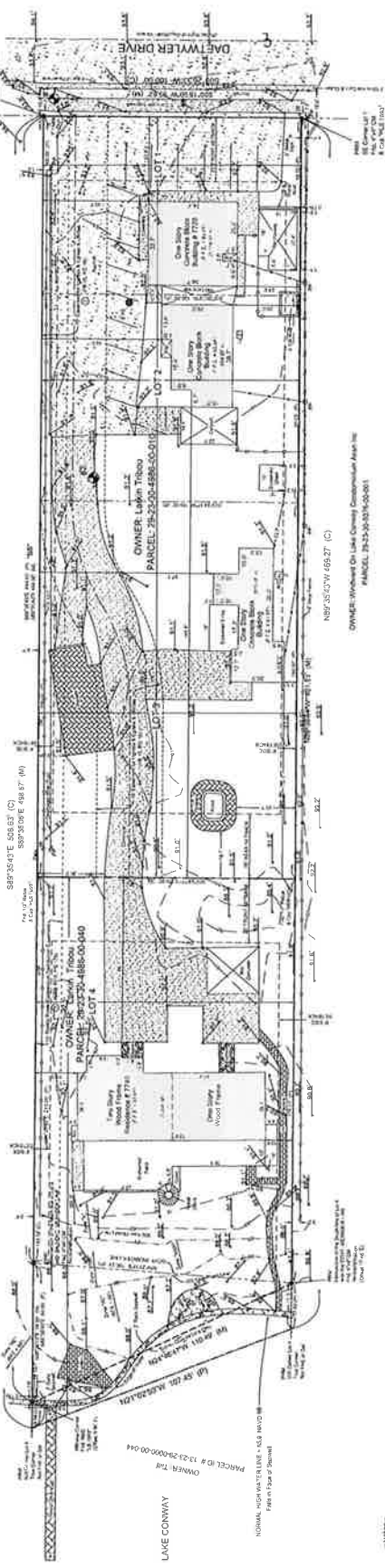
Neighborhood Map
Scale: NTS

- Benchmark Information:**
 - Orange County Brass Disk in front of East Side of Deeweyer for B-6 Condo (Elevations are based upon NAD 88 datum)
 - Orange County Brass Disk in front of East Side of Deeweyer for B-6 Condo (Elevations are based upon NAD 88 datum)
- Site Benchmark Information:**
 - Iron Disk Benchmark 91.3499' Elevation: 91.3499'
 - Iron Disk Benchmark 91.3432' Elevation: 91.3432'
 - Iron Disk Benchmark 91.3432' Elevation: 91.3432'

OWNER: County LLC
PARCEL: 28-23-30-0000-00-2

88°23'45"E 688.87' (C)
89°35'09"E 981.97' (M)

88°23'45"E 688.87' (C)
89°35'09"E 981.97' (M)



NOTICE:
This survey is based upon the legal description supplied by client. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.

- Legend:**
 - 1. Building
 - 2. Concrete
 - 3. Foundation
 - 4. Fence
 - 5. Easement
 - 6. Utility
 - 7. Right of Way
 - 8. Survey Point
 - 9. Iron Pipe
 - 10. Iron Pipe
 - 11. Iron Pipe
 - 12. Iron Pipe
 - 13. Iron Pipe
 - 14. Iron Pipe
 - 15. Iron Pipe
 - 16. Iron Pipe
 - 17. Iron Pipe
 - 18. Iron Pipe
 - 19. Iron Pipe
 - 20. Iron Pipe
 - 21. Iron Pipe
 - 22. Iron Pipe
 - 23. Iron Pipe
 - 24. Iron Pipe
 - 25. Iron Pipe
 - 26. Iron Pipe
 - 27. Iron Pipe
 - 28. Iron Pipe
 - 29. Iron Pipe
 - 30. Iron Pipe
 - 31. Iron Pipe
 - 32. Iron Pipe
 - 33. Iron Pipe
 - 34. Iron Pipe
 - 35. Iron Pipe
 - 36. Iron Pipe
 - 37. Iron Pipe
 - 38. Iron Pipe
 - 39. Iron Pipe
 - 40. Iron Pipe
 - 41. Iron Pipe
 - 42. Iron Pipe
 - 43. Iron Pipe
 - 44. Iron Pipe
 - 45. Iron Pipe
 - 46. Iron Pipe
 - 47. Iron Pipe
 - 48. Iron Pipe
 - 49. Iron Pipe
 - 50. Iron Pipe
 - 51. Iron Pipe
 - 52. Iron Pipe
 - 53. Iron Pipe
 - 54. Iron Pipe
 - 55. Iron Pipe
 - 56. Iron Pipe
 - 57. Iron Pipe
 - 58. Iron Pipe
 - 59. Iron Pipe
 - 60. Iron Pipe
 - 61. Iron Pipe
 - 62. Iron Pipe
 - 63. Iron Pipe
 - 64. Iron Pipe
 - 65. Iron Pipe
 - 66. Iron Pipe
 - 67. Iron Pipe
 - 68. Iron Pipe
 - 69. Iron Pipe
 - 70. Iron Pipe
 - 71. Iron Pipe
 - 72. Iron Pipe
 - 73. Iron Pipe
 - 74. Iron Pipe
 - 75. Iron Pipe
 - 76. Iron Pipe
 - 77. Iron Pipe
 - 78. Iron Pipe
 - 79. Iron Pipe
 - 80. Iron Pipe
 - 81. Iron Pipe
 - 82. Iron Pipe
 - 83. Iron Pipe
 - 84. Iron Pipe
 - 85. Iron Pipe
 - 86. Iron Pipe
 - 87. Iron Pipe
 - 88. Iron Pipe
 - 89. Iron Pipe
 - 90. Iron Pipe
 - 91. Iron Pipe
 - 92. Iron Pipe
 - 93. Iron Pipe
 - 94. Iron Pipe
 - 95. Iron Pipe
 - 96. Iron Pipe
 - 97. Iron Pipe
 - 98. Iron Pipe
 - 99. Iron Pipe
 - 100. Iron Pipe

Ireland & Associates
Surveying, Inc.
1301 S. Alachua Avenue, Suite 2001
Lakeland, Florida 33809
www.irelandandassociates.com
Office - 407.678.3366
Fax - 407.320.8165

PLAT NUMBER 15-084
SHEET NO. C-3
TOTAL SHEETS 5

Plot Size: 8' Community Number: 12082 Date: 04/27/2009
LOT: 00023 728 Square Feet (Lot 1, 2, 3, 4) (Area of 1.1225 Acres) (0-15)

DATE 04/27/2009
SCALE 1" = 20'
PROJECT ALTA / ACSM Land Title Survey Parcel 28-23-30-0000-00-010
OWNER County LLC
DEVELOPER County LLC
DESIGNER Ireland & Associates, Inc.

DATE 04/27/2009
SCALE 1" = 20'
PROJECT ALTA / ACSM Land Title Survey Parcel 28-23-30-0000-00-010
OWNER County LLC
DEVELOPER County LLC
DESIGNER Ireland & Associates, Inc.

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE SANITARY SEWER SERVICE SYSTEM SHALL MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS FOR SANITARY SEWER SERVICE SYSTEMS.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH FINISHED GRADE OR SIX INCHES BELOW FINISHED GRADE AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR PAVED-TO-PAVEMENT AREAS SHALL HAVE BRASS ROD & PLUG LOCK. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WASTEWATER NOTE

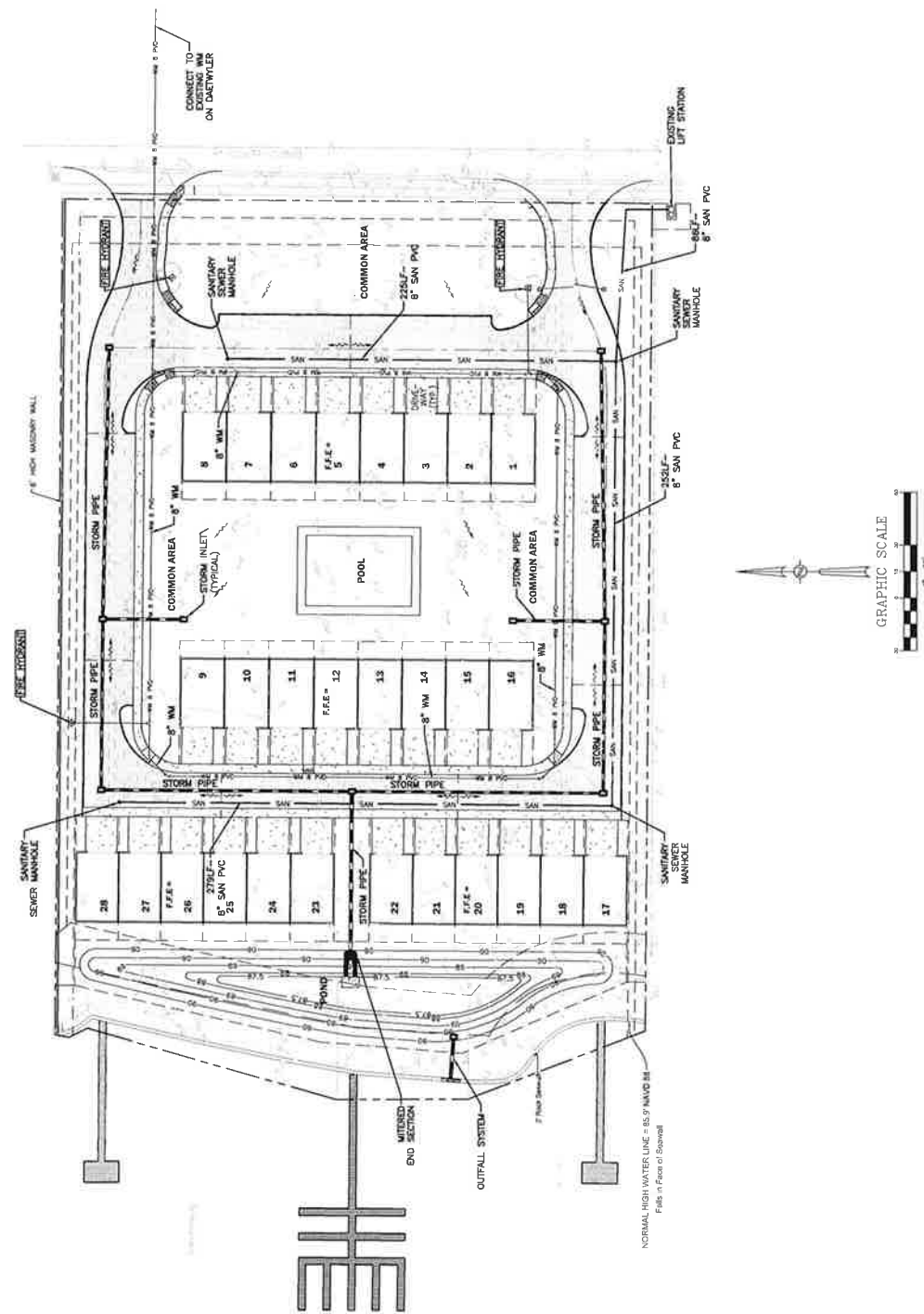
LOTS SHALL BE SERVED BY A CAVITY SEWER COLLECTION SYSTEM WHICH WILL DISCHARGE SEWERAGE TO THE CITY OF BELLEVILLE AND BE SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. A UTILITY AGREEMENT WILL BE IN PLACE AND APPROVED BY ORANGE COUNTY PRIOR TO THE FINAL CONNECTION.

STORMWATER MANAGEMENT SYSTEM

THE CITY OF BELLEVILLE AND BE SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. IMPERVIOUS AREA IS DESIGNED UP TO 50%.

IMPERVIOUS AREA CALCULATIONS:

PAVEMENT & SIDEWALK AREA: 0.874 ACRES
 DRIVEWAY AREAS: 2.211 ACRES
 TOTAL IMPERVIOUS: 3.085 ACRES
 PERCENT IMPERVIOUS: 46.08%



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THE BOOK

DATE	BY	CHECKED	REVISIONS

PLANNED DEVELOPMENT/
 PRELIMINARY SUBDIVISION PLAN
SILVER ISLES
 7740, 7728, AND 7740 DAETWYLER DRIVE
 BELLE ISLE, ORANGE COUNTY, FLORIDA



6327 E. Orange Avenue, Suite 200
 Orlando, Florida 32817
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.com

PRELIMINARY SITE DRAINAGE AND UTILITY PLANS

DESIGNED BY: JAA
 CHECKED BY: JAA
 DRAWN BY: NS
 APPROVED BY: JAA

PROJECT NO: 15-084
 SHEET: 1-300
 DATE: DECEMBER 11, 2015
 SCALE: C-5
 SHEET \$ 0' 0" 5'

PROFESSIONAL ENGINEER
 CERTIFICATE NO. 15084
 LICENSE NO. 15084
 EXPIRES 12/31/16
 STATE OF FLORIDA
 ENGINEERING BOARD



1127 S. Grange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

2302 Parklake Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582



2017-02-013

February 12, 2017

Mrs. April Fisher
City Manager
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: **Silver Isles Planned Development/Preliminary Subdivision Plan**
7710, 7728 and 7740 Daetwyler Drive
Belle Isle, FL
Project Description
FEG Project No. 15-084

Dear April;

The proposed project is located north of Daetwyler Drive between Merryweather Drive and Rampart Drive and abuts Lake Conway in the City of Belle Isle, Florida. The project consists of a combination of three parcels with a total land area of approximately 3.791 acres. The project will consist of 28 townhome units with a pool, amenities, a 10-slip boat dock, and 2 observation docks which would be used by the residents of this new community.

The subject site has an existing zoning of R-2 and Future Land use designation of Medium Density Residential (MDR); which has an allowable residential density between 5.6 to 10 dwelling units (du) per acre of developable area. The net developable land area is 3.692 acres and the proposed density is 7.6 dwelling units per acre; which is consistent with the Future Land Use designation.

Background:

The three parcels that comprise this PD request were previously developed as a trailer park with 27 dwelling units, five single residential structures and a restaurant (Larkin Restaurant). A retaining wall exists along the shores of Lake Conway that delineates the upland area and will remain in the proposed development. However, the existing boat ramp and boat docks will be removed as part of this project.

In 2013, the City approved a similar project on the trailer park parcel named Silver Beach Planned Development which consisted of 2.79 acres. The Silver Beach PD was approved for a 16-dwelling unit subdivision with a number of waivers consisting of only providing 13.9% of open space area, reduced corner lot width, 45-foot wide lots, reduced right-of-way width, and a sidewalk waiver. The project was never constructed and, as a result, a new development is being proposed with this submittal.

Planned Development:

The purpose of this PD request is to propose a townhome development consistent with the current character of development in the area. This project will be an in-fill development which will replace the trailer park and the restaurant with an upscale townhome development compatible with the existing residential development pattern in this area. The development will be gated.

The proposed 28 townhome development will be constructed in one phase. As shown on the enclosed PD/PSP plans, the internal access road connects all of the proposed lots to Daetwyler Road. The proposed road will have one-way traffic on 20-foot wide pavement to meet the Fire Department requirement. The access points at Daetwyler were discussed with Orange County Public Works and preliminary approval by their Traffic Engineering Division was obtained. Daetwyler is a County maintained road.

Coordination efforts have been made with Orange County Utilities to allow this project to connect to the existing lift station owned by the Windward on Lake Conway Condominium Homeowner Association (HOA). A final agreement with the HOA and the County will be reached soon. Another option is to construct a private lift station with the proposed development; which would be approved by Orange County Utilities if the developer chooses to pursue this option. OUC will provide the water service to this project. The water system will be owned and maintained by OUC and the sewer system will be privately owned by the HOA.

As previously mentioned, the Future Land Use designation is MDR which requires a minimum of 5.6 dwelling units per acre and a maximum of 10 dwelling units per acre. In view of the residential development trends for this area, the proposed PD zoning will allow the flexibility needed to develop a townhome product that is within the mid-range of densities required by the site's existing Future Land Use designation. The main waiver request is to allow a 10-slip boat dock with a surface area of 3,450 S.F. which exceeds the allowable area of 1,000 S.F. However, given the nature of this development being a townhome project with 12 units fronting the lake, the 10-slip boat dock should prove compatible with the adjacent Winward condominium project which constructed multiple slip docks just to the south of our project. It is important to note that the existing boat ramp on this project site will be removed and four existing docks will be eliminated. In essence, the removal of the boat ramp alone should more than mitigate for the proposed 10 slip boat dock as it will decrease the boat traffic by limiting access to the lake.

I trust this letter and the attached documents provide you with the necessary information to review and approve our requests. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or, by email, at JAbiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Jean Abi-Aoun

Jean M. Abi-Aoun, P.E.
Vice-President



5127 S. Orange Avenue, Suite 200
Orlando, FL 32826
Phone: 407-895-0324
Fax: 407-895-0325

2302 Parklake Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582





CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

April 13, 2017

To: Planning and Zoning Board

From: April Fisher, Planning Consultant

Re: Code Update- Follow Up to April 26, 2016 Workshop- Height Amendment

At the April 26, 2016 Planning and Zoning Board meeting, we held a workshop on updates needed the Belle Isle Land Development Code. One of those items was a discussion on height of non-habitable appurtenances on buildings. It is customary in land development codes to allow for additional height for certain building appurtenances.

Currently, the Code does not make provision for allowing additional height for these types of appurtenances. Please see below:

Sec. 54-153. - Height.

(a) Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, parapet wall and similar structures and their necessary mechanical appurtenances may not be erected above the *height* limits herein established.

(b) Applicants/owners may apply for a variance to this section in accordance with the regulations set forth in this Land Development Code; however, the heights of these structures or appurtenances thereto shall not exceed the *height* limitations prescribed by the Federal Aviation Administration within the flight approach zone patterns of airports.

We discussed at that meeting bringing forward revisions to allow for limited additional height if certain conditions are met. Ordinance 17-04 provides alternative language to revise Sec. 54-153 to allow for this. It is attached for the Board's review and consideration.

Next Steps

The Board may recommend approval, approval with changes, or denial of the proposed Ordinance 17-04 or continue the item if additional information is being requested for

consideration. Upon a recommendation from the Board, the application will then be considered in the public hearing process by City Council.

Attachments:

- Ordinance 17-04

ORDINANCE 17-04

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING HEIGHT; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 54, ZONING DISTRICTS AND REGULATIONS; BY AMENDING ARTICLE IV. SUPPLEMENTARY REGULATIONS, DIVISION 3. BUILDINGS; BY AMENDING SECTION 54-153, HEIGHT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Council that the City of Belle Isle revise its land development regulations when necessary; and

WHEREAS, Part II of Chapter 163 of the Florida Statutes requires the City's local planning agency to review proposed land development regulations and make recommendations to the City's governing body as to their consistency with the City's Comprehensive Plan; and

WHEREAS, the City of Belle Isle Planning and Zoning Board serves as local planning agency for the City; and
WHEREAS, the City of Belle Isle Planning and Zoning Board, acting in its capacity as the City's Local Planning Agency, has considered the revisions to provisions on height restrictions in this Ordinance; and

WHEREAS, the City of Belle Isle Planning and Zoning Board, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on April 25, 2017; and

WHEREAS, the City of Belle Isle Planning and Zoning Board, acting in its capacity as the Local Planning Agency, at the April 25, 2017, public hearing, found the revised regulations to be consistent with the City of Belle Isle Comprehensive Plan and recommended that the City Council adopt the revised height regulations; and

1 WHEREAS, the City Council held two (2) public hearings on May 2, 2017, and May 16, 2017, to receive public
2 comments, and considered the recommendation of the Planning and Zoning Board and the proposed revised
3 height regulations; and

4
5 WHEREAS, the Board has found and determined that the adoption of the proposed height regulations will foster
6 and preserve the public health, safety and welfare and aid in the harmonious, orderly and progressive
7 development of the City, and thus serve a valid public purpose.

8
9 BE IT ORDAINED by the City Council of Belle Isle, Florida:

10 SECTION 1. The revisions to Sec. 54-153 are hereby identified below in strike-through and underline format:

11 Sec. 54-153. - Height.

12 (a) ~~Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and~~
13 ~~scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, parapet wall and similar~~
14 ~~structures and their necessary mechanical appurtenances may not be erected above the height limits~~
15 ~~herein established.~~ Exceptions to height regulations. The height limitations contained in the site and
16 building requirements of district regulations do not apply to spires, belfries, cupolas, antennas, water
17 tanks, ventilators, chimneys, or other appurtenances required to be placed on the roof and not
18 intended for human occupancy as long as they do not exceed ten feet more than the allowable
19 district height limitations and are architecturally integrated to the design of the building so as to be
20 disguised. A site plan must be reviewed and approved by the Board to exceed district height
21 limitations pursuant to this section.

22 (b) Applicants/owners may apply for a variance to this section in accordance with the regulations set
23 forth in this Land Development Code; however, the heights of these structures or appurtenances

1 thereto shall not exceed the height limitations prescribed by the Federal Aviation Administration
2 within the flight approach zone patterns of airports.

3
4 **SECTION 2. Severability.** If any word, phrase, sentence, clause or other portion of this Ordinance is determined
5 to be invalid, void or unconstitutional, the remainder of this Ordinance shall remain in effect.

6
7 **SECTION 3. Effective date.** This Ordinance shall take effect immediately upon adoption.

8
9 First Reading held this 2nd day of May, 2017

10 Second Reading held this 16th day of May, 2017

11 Advertised for Second Reading on the 6th day of May 2017.

	YES	NO	ABSENT
16 Ed Gold	_____	_____	_____
17			
18 Anthony Carugno	_____	_____	_____
19			
20 Jeremy Weinsier	_____	_____	_____
21			
22 Bobby Lance	_____	_____	_____
23			
24 Harvey Readey	_____	_____	_____
25			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Lenny Mosse _____

Sue Nielsen _____

LYDIA PISANO, MAYOR

ATTEST: _____

Yolanda Quiceno, CMC-City Clerk

Approved as to form and legality

Frank Kruppenbacher, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

I, Yolanda Quiceno, CITY CLERK of the City of Belle Isle do hereby certify that the above and foregoing document
ORDINANCE was duly and legally passed by the Belle Isle City Council, in session assembled on the
_____ day of _____ 2017, at which session a quorum of its members were present.

Yolanda Quiceno, CMC-City Clerk