
NOTICE OF PUBLIC MEETING
January 28, 2020- 6:30 PM

UPDATED
CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

1. Call to Order, Confirmation of Quorum and Pledge to the Flag

2. Approval of the Minutes:
 - Approval of the October 22, 2019 minutes
 - No meeting - November 26, 2019
 - Approval of the December 9, 2019 minutes

3. Public Hearing Case #2019-12-016- Pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence with a recessed gate in the front yard of a residential property, submitted by applicant Daniel E. Colpitts (DATSON FENCE) located at 7464 Daetwyler Drive, Orlando, FL 32812 also known as Parcel # 29-23-30-2980-00-020.

4. Public Hearing Case #2019-12-024 - Pursuant to Belle Isle Code Sec. 48-33 the Board shall consider and take action on a requested variance from SEC. 48-32 (A) (3) to allow a terminal platform total area larger than allowed, take action on a requested variance from SEC. 48-32 (B) to allow a boat lift to be added to an existing dock that would extend the dock area to a width greater than fourteen feet along the canal frontage and result in a navigable travel way less than 15 feet in width along the axis (center) of the canal, submitted by applicant Richard Higgins, located at 3740 Quando Circle, Belle Isle, FL 32812 also known as Parcel Number 20-23-30-1646-01-000.

5. Public Hearing Case #2019-12-025 - Pursuant to Belle Isle Code Sec. 42-63 and Sec. 54-75 (c) (5) the Board shall consider and take action on a requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

6. Other Business

7. **Appointment of Chair and Vice Chair - Sec 42-32(c)(1)**

8. Adjournment

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
October 22, 2019 – 6:30 pm**

Dan Langley City Attorney	David Woods Vice-Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan Chairman District 4	Rainey Lane District 5	Andrew Thompson District 6	Leonard Hobbs District 7
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On Tuesday, October 22, 2019, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers.

Present was Chairman Holihan, Vice Chairman Woods, Board member Lane, Board member Shenefelt, Board member Thompson and Board member Hobbs. Also present was Attorney Geller, City Manager Francis, City Planner April Fisher, and City Clerk Yolanda Quiceno.

Absent was Board Member Jervis.

1. Call to Order

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

2. Approval of the Minutes

City Clerk said the minutes would be presented at the next Board meeting for approval.

- 3. PUBLIC HEARING CASE #2019-10-006 - Pursuant to Belle Isle Code Sec. 50-102 (A) (4), (7), and (8) and Sec. 42-64, the Board shall consider and take action on a requested variance to allow a roof extension and summer kitchen addition on an existing patio within 50 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway, submitted by applicant Kurt Weber located at 1426 Belle Vista Drive, Belle Isle, FL 32809 also known as Parcel #24-23-29-5306-01-110.

April Fisher read the Public Hearing by Title.

April Fisher provided a brief overview of the proposed variance along with a Staff report dated October 11, 2019. Ms. Fisher said the variance is the minimum possible variance to make reasonable use of the land. The application does not seek to extend the existing patio closer to the water for the summer kitchen, but because the rear property line is at an angle, taking the covered area wider across the back of the house is how the 50-foot setback encroaches. Ms. Fisher said the staff provides a recommendation to approve the proposed variance based on meeting all the criteria.

Board member Shenefelt asked how close will the patio be at the closest point. Kurt Weber applicant and homeowner of 1426 Belle Vista Drive said the covered areas cover a narrow portion of the patio of approximately 35 feet.

Ms. Fisher recommended since the distance is hard to identify, the Board can approve the variance only if the proposed variance is consistent with the plans provided for approval; any modifications will have to be submitted to the Board for approval. Discussion ensued.

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

Board member Woods stated the original house was built far enough back to allow for a patio/pool structure that could have been built easily within the code setbacks. In 2006, the owners at the time pushed the envelope to the very edge of the 50-foot setback. On that basis, the land was maximized by the size of the house. He is concerned, from the standpoint, that covered patios typically end up as closed patios with air-conditioned space without any interaction with the City, and approval of the variance can make that possible. Board member Woods said the applicant could build the patio kitchen within the limits of the current code and by not doing so, has created a self-imposed hardship. He further noted that the plan shows the square footage of 2,000 sq ft; however, the tax records indicate that the home is approximately 6,000+ sq feet. Discussion ensued.

Board member Lane moved, the criteria of Sec. 50-102 (A) (4), (7), and (8) and Sec. 42-64, of the Belle Isle Land Development Code having been met to approve the variance to allow a roof extension and summer kitchen addition on an existing patio within 50 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway, submitted by applicant Kurt Weber located at 1426 Belle Vista Drive, Belle Isle, FL 32809 also known as Parcel #24-23-29-5306-01-110.

Board member Hobbs seconded the motion with passed 4:2 with Board member Woods and Board member Shenefeld, nay.

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

4. PUBLIC HEARING CASE #2019-10-007 - Pursuant to Belle Isle Code Sec. 50-102 (A) (4), (7), and (8) and Sec. 42-64, the Board shall consider and take action on a requested variance to allow an open, roofed porch within 50 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway, submitted by applicants Joel and Sarah Richwagen located at 3520 Country Lakes Drive, Belle Isle, FL 32812 also known as Parcel #20-23-30-4980-00-060.

April Fisher read the Public Hearing by Title.

April Fisher provided a brief overview of the proposed variance along with a Staff report dated October 11, 2019.

Ms. Fisher said the request is for a variance from the 50-foot building setback from the Normal High Water Elevation. The special condition with the subject property is that the property is located on a canal and has a shorter backyard distance from the building to the Normal High Water Elevation than other similar properties. There is nothing in the code that releases canal front properties from the 50 ft setback. Additionally, many of the properties along the canal have a shorter depth. The applicant is looking to build an open porch roof structure aligned with the pool that already encroaches into the set backline. The applicant does not seek to extend the existing patio closer to the canal, is the minimum variance and does not negatively impact the view that neighbors have of the canal. The staff recommendation is to approve the variance as submitted.

Board member Woods asked if, in 2017, the extended patio was permitted. April Fisher noted that she is not aware of a permit review in 2017. Board member Woods said, as a point of reference, looking at the Orange County aerial, this home is similar to the neighboring home who enclosed an open patio and have since then enclosed the patio creating additional living space. He said this is an example of when an open patio then becomes living space after the fact.

Joel Richwagen, the applicant, said when he purchased the home, the patio was a Florida room that was removed after it suffered water damage. The open roof will cover from the east to the end of the screen porch. They are planning to place a retractable awning in front of the door to catch the rain.

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

Without researching if the patio or the pool has been permitted, the staff can only move forward with what the code current requires and use the pool as the established setback unless it predates the current code. If something were grandfathered in, it would not include adding structure. Discussion ensued.

The Clerk said the City had not received any response (for or against) from the neighbors.

Board member Lane moved, the criteria of Sec. 50-102 (A) (4), (7), and (8) and Sec. 42-64, of the Belle Isle Land Development Code having been met to approve the variance to allow an open, roofed porch within 50 feet of the 86.9 Contour Line or Normal High Water Elevation of Lake Conway, submitted by applicants Joel and Sarah Richwagen located at 3520 Country Lakes Drive, Belle Isle, FL 32812 also known as Parcel #20-23-30-4980-00-060.

Board member Shenefelt seconded the motion with passed 5:1 with Board member Woods, nay.

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

5. PUBLIC HEARING CASE #2019-07-043 – Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 50-36, SEC. 54-82 (e), and sec. 54-82 (f) (3) to allow a building and site development of a Parking Business without being required to go through the site plan and development review process, and take action on a requested variance from Sec. 50-72 (A) (1) to not require a separate parking stall requirement for the office use on the property but to include the required number as part of the overall parking count on the site, and take action on a requested variance from Sec. 50-72 (d) (1), not requiring the off-street parking areas to be surfaced with a hard, dustless material; allow the widths of interior driveways to be less than 25 feet; and, allow parking stalls to be less than the required 9 feet by 20 feet, and take action on a requested variance from Sec. 50-76 to not require the development to meet Landscaping standards of the Code, and take action on a requested variance from Sec. 54-82(e) and Sec. 50-73 (a) for relief from building setback requirements, submitted by applicant William R. Hockensmith, Florida Engineering Group, Inc., located at 1900 Jetport Road, Belle Isle FL 32809, also known as Parcel # 31-23-30-0000-00-015.

April Fisher said there was a non-substantive scrivener's error in the address of the Public Hearing Ad which reads, 1900 Jetport Road; should read, 1900 Jetport Drive.

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

- a) Variance Request from Sec. 50-36, Sec. 54-82 (e), and Sec. 54-82 (f) (3) for the entire City Site Plan review process.
- b) Variance Request from Sec. 50-72 (a) (1) to not meet the required number of parking spaces required for office use, not meet the minimum parking stall size, and not meet the required drive aisle width.
- c) Variance Request from Sec. 50-76, to not provide any landscaping for the property.
- d) Variance Request 54-82 (e) and Sec. 50-73 (a) for relief from building setback requirements.

The application requests variances from the Site Plan review process. The conditions that apply to this property apply to all commercial properties in the City that seek to develop a business or install commercial buildings through the building permit process. On November 7, 2016, the City approved for a temporary construction trailer which is to be used for no longer than 180 days, according to Sec. 54-151, unless extended one-time for 90 days by the City Manager. An extension request was not made.

Ms. Fisher informed the applicant that they would be required to go through the Site Plan process to develop the site. During that time, the applicant submitted a subsequent application for a carport. Since that time, they have been working with the owner and tenant. The variance application has not presented any supporting information that explains special conditions or circumstances peculiar to the land, structure, or building, that need relief from the Code required site plan for new buildings and development, and commercial business uses, or the other specified code requirements.

The request for a variance is self-created as the application is seeking to continue to use what was approved as a temporary construction trailer as a permanent office building for a parking business. The request to circumvent a site plan review process for this and the entire site development, and not meeting standard development criteria are self-created. Nothing is barring the applicant from going through the process and meeting the Code requirements, and they are seeking complete relief.

Economic hardship is not grounds for a variance. The application seeks to use mulch for parking areas on the site and states “considerable expense” as to why they are seeking not to pave the parking stalls of the parking lot area. City staff has indicated millings for the entire parking lot would be acceptable but not mulch as a permanent solution. To grant this, it would grant a right to this property not enjoyed by any other property in the City through the Code. Single-family residential properties are required to have hard, dustless parking surfaces as well.

Temporary construction trailers are not required to meet the building setbacks established for a zoning district as they are not permanent buildings. Since this building was only permitted as a temporary construction trailer and not a permanent building, it may be possible to reposition it to meet the required setbacks. If it was built as a permanent building instead of a temporary construction trailer, this may be a further code violation that would need to be addressed.

The requested variance is not in harmony with the general purpose and intent of the Land Development Code and therefore is injurious to the neighborhood, detrimental to the public welfare, and will be contrary to the Public interest. The City’s Land Development Code serves to protect the entitlement rights of all properties in the City, establishing standards and regulations applicable to every property with the same zoning designation. This variance application seeks development rights that subvert the Land Development Code.

Staff provides a recommendation not to approve the requested variances based on not meeting the criteria. There are no special conditions/ circumstances; it is self-created, not the minimum possible variance to make reasonable use of the land; and does not meet the Purpose and Intent of the Code. The Land Development Code provides that unless all criteria are met, a variance should not be approved.

Attorney Langley asked what the current use of the trailer is. Ms. Fisher said it is currently being used as an office for the Park and Ride since 2016.

Board member Lane left the meeting to attend a previous engagement.

Tim Kuck, owner, and applicant, representing Regal Boats. He gave a summary of the history and expansion of the property. He said the family is looking to develop the property but have not been able to get a clear picture. Ultimately they would like to build something that would make a difference to the community. The property was sitting empty for quite some time until they came across the proposed Park & Fly. At the time, the park and fly was a better fit for the community than the many other offers they received for consideration.

Sam Rahim owner of the Park & Fly said he was originally stationed in Tampa, Orlando and Narcoose Road and did not experience as many of the challenges parking their vehicles on the grassy land. He obtained a business license from the City of Belle Isle and was not aware that the trailer was temporary. They currently service customers with valet parking at an economical price with low overhead. He does not own the property, and with a short term lease of two years, the code violations to correct will be very expensive and not be in the best interest of his business. Discussion ensued.

The Board shared their philosophical concern with the variance and the request to waive all Site Plan requirements.

William Hockensmith, Engineer representing the applicant, gave a summary of the proposed Park & Fly. He stated that the area was designed for impervious use and the applicant has submitted an application to Water Manager for storm runoff. He said they have met with staff and it was mentioned that mulch could be placed in the interim as a temporary use. The Board was in agreement that temporarily does not mean two-years.

Attorney Langley said the extent and nature of the request to deviate drastically from the process and to utilize and operate a temporary construction trailer for a business is improper use. A variance can be approved with conditions, and approval of the variance is under the Board’s purview; however, the variance is not an appropriate request.

City Manager Bob Francis said the pie shape area on the site plan is not the only place they are parking. They are also utilizing the area across the road which brought us here today. There was no lighting regardless that it is valet parking and safety security issues. A few years ago, the owners of 2635 McCoy asked for approval of a Park & Ride; the Board turned down the variance because they wanted to park on the grass and it did not meet code, which is the same situation we have with this location.

Mr. Francis asked the Board for a motion to prohibit parking on the opposite side of the street.

Mr. Kuck acknowledged the overflow and was not aware that it was a concern at the time. He said during certain times of the year, and they also allow Park & Fly to park overflow in their employee parking because the plant is closed for the Holidays. Mr. Rahim further said he believed the trailer was approved by Universal Engineering Services (UES).

April Fisher, City Planner said she and Staff had had several conversations with the applicant on making the temporary trailer as a permanent office they will need to have UES look at the building from a structural standpoint. UES did review the temporary trailer and provided documentation that it can be used permanently; however, there was no other submittal, no setback, or zoning review. Nothing, to date, has been approved for a permanent building.

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

Board member Woods shared numerous codes that allow temporary areas on grass surfaces, such as stadiums, churches and areas downtown. It is debatable but, a grass parking lot is a lot more environmentally friendly than a concrete lot. He does not believe the Board has the authority to approve this request; however, there is an opportunity to create something useful. The applicant may want to resubmit the application as a PUD.

Mr. Rahim said he is willing to work with the City and submitted a plan to place mulch in most of the parking area, which has worked very well to address the drainage concern. Ms. Fisher said the proposal was for temporary use and not a solution. One of the problems with mulch is that it cannot be stripped. Discussion ensued.

Chairman Holihan request the Board move to deny the "Carte Blanche" variance and go through the site plan process.

Mr. Francis said the City has withheld issuing citations and notices of violation for about a year. With the recent parking changes, there is a process to issue citations and with the holiday season around the corner, the concerns are going to resurface. This has been a very long process.

After discussion, Board member Woods moved the justifying criteria of the Belle Isle Land Development Code, having not been met to deny the variance from Sec. 50-36, SEC. 54-82 (e), and sec. 54-82 (f) (3) to allow a building and site development of a Parking Business without being required to go through the site plan and development review process, to deny the variance from Sec. 50-72 (A) (1) to not require a separate parking stall requirement for the office use on the property but to include the required number as part of the overall parking count on the site, and to deny the variance from Sec. 50-72 (d) (1), not requiring the off-street parking areas to be surfaced with a hard, dustless material; allow the widths of interior driveways to be less than 25 feet; and, allow parking stalls to be less than the required 9 feet by 20 feet, and to deny the variance from Sec. 50-76 not to require the development to meet Landscaping standards of the Code, and to deny the variance from Sec. 54-82(e) and Sec. 50-73 (a) for relief from building setback requirements, submitted by applicant William R. Hockensmith, Florida Engineering Group, Inc., located at 1900 Jetport Road, Belle Isle FL 32809, also known as Parcel # 31-23-30-0000-00-015.

Board member Hobbs seconded the motion, which passed unanimously 5:0.

Attorney Langley said the applicant has 15 days to appeal the decision to City Council.

6. OTHER BUSINESS

Chairman Holihan opened the discussion to reschedule November's meeting which falls on Thanksgiving week and December 23rd which falls on Christmas week.

After discussion, Chairman Holihan motioned to cancel the November 26th and December 23rd meeting due to the holiday schedule.

Board member Thompson seconded the motion, which passed unanimously 5:0.

Chairman Holihan motioned to schedule the combined Planning and Zoning meeting on Monday, December 9th, 2019, at 6:30 pm and post accordingly.

Board member Shenefelt seconded the motion, which passed unanimously 5:0.

7. ADJOURNMENT

There being no further business, Chairman Holihan adjourned the meeting at 8:30 pm.

Yolanda Quiceno
City Clerk, CMC



**City of Belle Isle
Planning & Zoning Board Regular Session Minutes
December 9, 2019 – 6:30 pm**

Dan Langley City Attorney	David Woods Vice-Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan Chairman District 4	Rainey Lane District 5	Andrew Thompson District 6	Leonard Hobbs District 7
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On Monday, December 9, 2019, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers.

Present was Chairman Holihan, Vice Chairman Woods, Board member Shenefelt and Board member Lane. Also present was Attorney Langley, City Manager Francis, City Planner April Fisher, and City Clerk Yolanda Quiceno. Absent were Board member Jarvis, Board member Thompson and Board member Hobbs.

1. Call to Order

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

2. PUBLIC HEARING CASE #2019-10-033 - PURSUANT TO BELLE ISLE CODE SEC. 42-63 AND SEC. 54-75 (C) (5) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A GUEST COTTAGE WITHOUT A KITCHEN ON A SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PRIMARY DETACHED SINGLE-FAMILY DWELLING, SUBMITTED BY APPLICANT PROTEAM LLC, LOCATED AT 2520 HOMEWOOD DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 19-23-30-5888-06-122.

April Fisher, City Planner, gave a brief overview of the variance requesting a special exemption as identified. The property is currently developed with a home that is being redeveloped that holds significant history for the City. The property owner is in the process of permitting a new house to be located on the property incorporating the proposed guest cottage without a kitchen. As a point of reference, Ms. Fisher noted that the applicant would also be submitting for a boat dock under a separate agenda item at a future meeting.

Although the application states that the requested guest cottage is to be 300 ft guest cottage, it appears, in the plans submitted to be approximately 355 sqft (an area encompassing the guest suite, through to the attached bathroom and closet). The code does not restrict approval of a larger than 300 sq ft guest cottage but the code is silent when it speaks of special exceptions. The staff has provided guidelines to applicants that the accessory structure provision limits the size to more than 300 sqft in size. There is nothing in the code that prohibits approval if the application meets the character of the area. She is recommending approval based on the following conditions:

The proposed guest cottage meets the setback and height requirements of the R-1-AA Zoning District and is designed to be architecturally consistent with the primary structure. Additionally, the guest cottage is in the rear of the property, meeting the required 50-foot setback. Due to meeting these requirements, and the location and design, the proposed guest cottage is in harmony with the purpose and intent of the Land Development Code.

Based on consideration of these review criteria staff recommends approval of the request subject to the following conditions:

1. The guest cottage shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. The plans shall be revised to remove the proposed open exterior shower, BBQ Area, and deck/patio areas (including the area for pool equipment) that are proposed to sit within the required 7.5-foot side setback area before submitting for building permits. The deck/patio areas must meet an accessory building/structure 5-foot setback requirement from the side property line, and the open exterior shower and any vertical structures in the BBQ Area and Wood Deck area must meet the 7.5-foot setback since these are attached to the guest cottage under Sec. 50-102 (a) (2); and,

3. Any changes to this special exception that are not approved at this meeting must be resubmitted for review and approval by the Planning and Zoning Board.
4. The guest cottage must be maintained in a functional and aesthetically pleasing manner so as not to impact the public interest adversely.

Chairman Holihan opened for applicant testimony.

Mark Jones homeowner of 2520 Homewood Drive said they purchased the property a year and a half ago. He decided to develop the property with the original architect Kevin Schweizer to bring the property back to life and maintain the architectural aesthetics in the new design as originally built-in 1965.

Board member Woods inquired about the removal of the existing trees on the property. Mr. Jones said he did remove the invasive trees with approval from the City and Arborist. He does have a tree replacement plan as they move forward.

Kevin Schweizergave a brief overview of their family history and past projects. He said he is the son of Neil Schweizer, the original architect of the home. Mr. Schweizer provided a preliminary design presentation via powerpoint.

Board member Woods asked if they will need to have Board approval for the proposed 8ft fence. Ms. Fisher said they would be able to go to 8ft in height, without a variance, if they can provide letters from the abutting neighbors in favor of the height. Board member Woods shared his concern with the height of the fence obstructing the view of the neighbors. Mr. Schweizer said there is very heavy vegetation along the side of the site and does not see that becoming an issue.

Chairman Holihan shared his concern with the light noise from the custom lights and asked for a photometric plan. Mr. Schweizer said it would not be possible to produce a photometric plan but will design the lights to minimize offsite glare before moving forward.

The staff stated that they have not received any responses in favor of or opposing the special exception. Mr. Jones further added that the fireplace noted on the plans has been removed from the project and most of the renovations to the primary residence are mainly interior.

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

Board member Woods pointed out a correction to the description of the impervious area.

Board member Shenefelt shared his concern with unenforceable restrictions, i.e. "exclusively for housing members of the family occupying the principal building and their nonpaying guests." The Board discussed the code and the importance of memorializing the restriction.

For clarification, the Board discussed the side setback for the outside shower and maintaining the 7.5 ft setback.

After discussion, Board member Lane moved, the criteria of Section 42-63 and Section 54-75 (c)(5) of the Belle Isle Land Development Code having been met TO APPROVE A GUEST COTTAGE WITHOUT A KITCHEN ON A SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PRIMARY DETACHED SINGLE-FAMILY DWELLING, SUBMITTED BY APPLICANT PROTEAM LLC, LOCATED AT 2520 HOMEWOOD DRIVE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 19-23-30-5888-06-122 with the following conditions,

1. The guest cottage shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. The plans shall be revised to remove the proposed open exterior shower, BBQ Area, and deck/patio areas (including the area for pool equipment) that are proposed to sit within the required 7.5-foot side setback area before submitting for building permits. The deck/patio areas must meet an accessory building/structure 5-foot setback requirement from the side property line and the open exterior shower and any vertical

structures in the BBQ Area and Wood Deck area must meet the 7.5-foot setback since these are attached to the guest cottage according to Sec. 50-102 (a) (2); and,

3. Any changes to this special exception that are not approved at this meeting must be submitted for review and approval by the Planning and Zoning Board.
4. The guest cottage must be maintained in a functional and aesthetically pleasing manner so as not to impact the public interest adversely.
5. To make certain the custom light adjacent to the neighbor does not spill over by providing visual design and is submitted with the application permit.
6. If the fence is greater than 6ft up to 8ft, they must provide approval of all abutting neighbors with the building permit.

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

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

3. OTHER BUSINESS – n/a
4. ADJOURNED

There being no further business, Chairman Holihan adjourned the meeting at 7:00 pm.

Yolanda Quiceno
City Clerk, CMC

**NOTICE OF PUBLIC MEETING
JANUARY 28, 2020- 6:30 PM**

3.

**CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION**

ITEM 3

M E M O R A N D U M

TO: Planning and Zoning Board

DATE: January 17, 2020

Public Hearing Case #2019-12-016- Pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence with a recessed gate in the front yard of a residential property, submitted by applicant Daniel E. Colpitts (DATSON FENCE) located at 7464 Daetwyler Drive, Orlando, FL 32812 also known as Parcel # 29-23-30-2980-00-020.

Background:

1. On December 13, 2019, Datson Fence submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 18, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 17, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the requested variance from **Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64**, the Board shall consider and take action on a requested variance to place a fence with a recessed gate in the front yard of a residential property, submitted by applicant Daniel E. Colpitts (DATSON FENCE) located at 7464 Daetwyler Drive, Orlando, FL 32812 also known as Parcel # 29-23-30-2980-00-020.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* **having NOT been met;** *[may be used in addition to above or alone]* TO DENY the requested variance from Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a fence with a recessed gate in the front yard of a residential property, submitted by applicant Daniel E. Colpitts (DATSON FENCE) located at 7464 Daetwyler Drive, Orlando, FL 32812 also known as Parcel # 29-23-30-2980-00-020.

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.



January 17, 2020

Fence Variance Application: 7464 Daetwyler Drive

1. Applicant Request: PUBLIC HEARING CASE #2019-12-016- PURSUANT TO BELLE ISLE CODE SEC. 50-102 (B) (5), SEC. 50-102 (B) (16) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE A FENCE WITH A RECESSED GATE IN THE FRONT YARD OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT DANIEL E. COLPITTS (DATSON FENCE) LOCATED AT 7464 DAETWYLER DRIVE, ORLANDO, FL 32812 ALSO KNOWN AS PARCEL # 29-23-30-2980-00-020.

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

Review Comments

This variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a six-foot high fence with a recessed gate in the front yard of the property. The code expressly prohibits fences or walls in the front yard of a property. A variance is required before the proposed fence can receive a building permit.

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

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

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

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

Staff Recommendation

The applicant identifies that they are seeking relief from road noise and recognize a need for security from foot traffic as the primary issues for installing the fence and gate in the front yard. This expressly meets the criterion established in Sec. 50-102 (b) (16) (3), which the Board may consider as justifying criteria according to the Code and does not violate the requirements of Sec. 42-64 (1). Staff recommends approval of the requested variance.

City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 12/13/2019 P&Z CASE #: 2019-12-016 VARIANCE SPECIAL EXCEPTION OTHER DATE OF HEARING: _____

Applicant <u>DANIEL E COLPITTS (DARTSON FENCE)</u>	Owner <u>PAMELA SYVENTSON</u>
ADDRESS <u>7464 DARTWYLER DR</u>	
PHONE: <u>407 448 9283</u>	<u>407 312 5419</u>
PARCEL TAX ID #: <u>29 23 30 2980 00 020</u>	

LAND USE CLASSIFICATION: _____ ZONING DISTRICT: _____

DETAILED VARIANCE REQUEST: 366' OF 4-TALL 2-RAIL ALUMINUM FENCE (3 GATES)
711' OF 6-TALL BLACK VINYL CHAIN LINK FENCE (62' TO BE APPROX. 8' FROM
PROPERTY LINE) 1-14' ALUMINUM DBL GATE (RECESSED 60' ADDITIONAL FEET)

SECTION OF CODE VARIANCE REQUESTED ON: _____

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.
- By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.
- Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.
- **Sec. 42-54. - Variances.** The board shall have the power to approve, conditionally approve or deny applications for variance from the terms of the Land Development Code.
 - o 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 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.

Labels 31

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

(2) *Violations of conditions.*

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

APPLICANT'S SIGNATURE

894200B3CF7B45A...
Pamela Syvertson
 DocuSigned By: Pamela Syvertson

OWNER'S SIGNATURE

12/13/2019

FOR OFFICE USE ONLY:

FEE: \$150.00

12/13/19
Date Paid

ck# 27554
Check/Cash

Hrp
Rec'd By

Determination _____

Appealed to City Council: Yes No

Council Action: _____

Variance Request – Application Supplement (Answers)

For Property:

7464 Daetwyler Drive

Per the Application Supplement, since we are requesting for a variance for the placement of a fence, we are not required to answer Section 42-64 (1) d and f, respectfully.

Our request for a variance is to place our fence along Daetwyler Drive 8 feet back from the front property line on two sides and an aluminum gate recessed an additional 60 feet back off of the property line.

Daetwyler is a very busy street and we would like to place the fence in an area that will also allow us to plant shrubs directly behind it (inside of the fence) to try and block the road noise as much as possible while allowing as much use of our yard as possible. We also feel that there is quite a bit of foot traffic and we feel the fence would provide additional security for us.

Per Sections 42-64 (1) e the question is whether we personally have created the hardship. The answer is the busyness of the road was not created by our own actions.

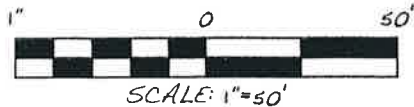
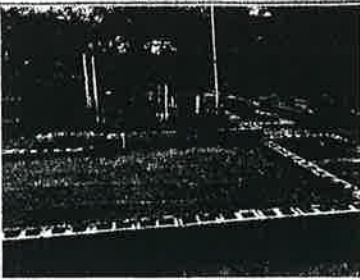
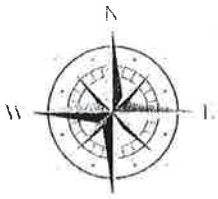
Per Section 42-64 (1) g the question stems around what the variance request if granted will be detrimental to the neighborhood and public welfare. The answer is I don't believe a chain link fence and aluminum gate will interfere in an unsightly or detrimental way to either the public or the neighborhood. We are only trying to beautify and protect the property.

Thank you for your consideration.

Pamela Syvertson, Owner

7464 Daetwyler Drive

Boundary 3

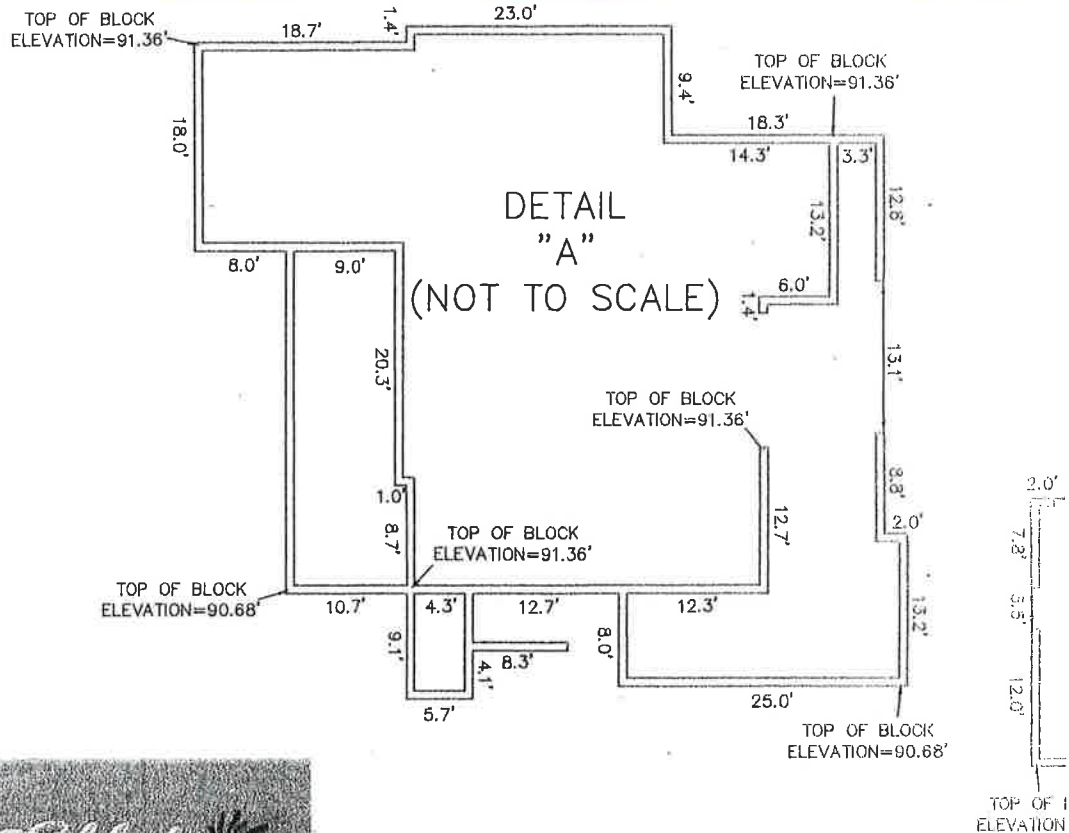
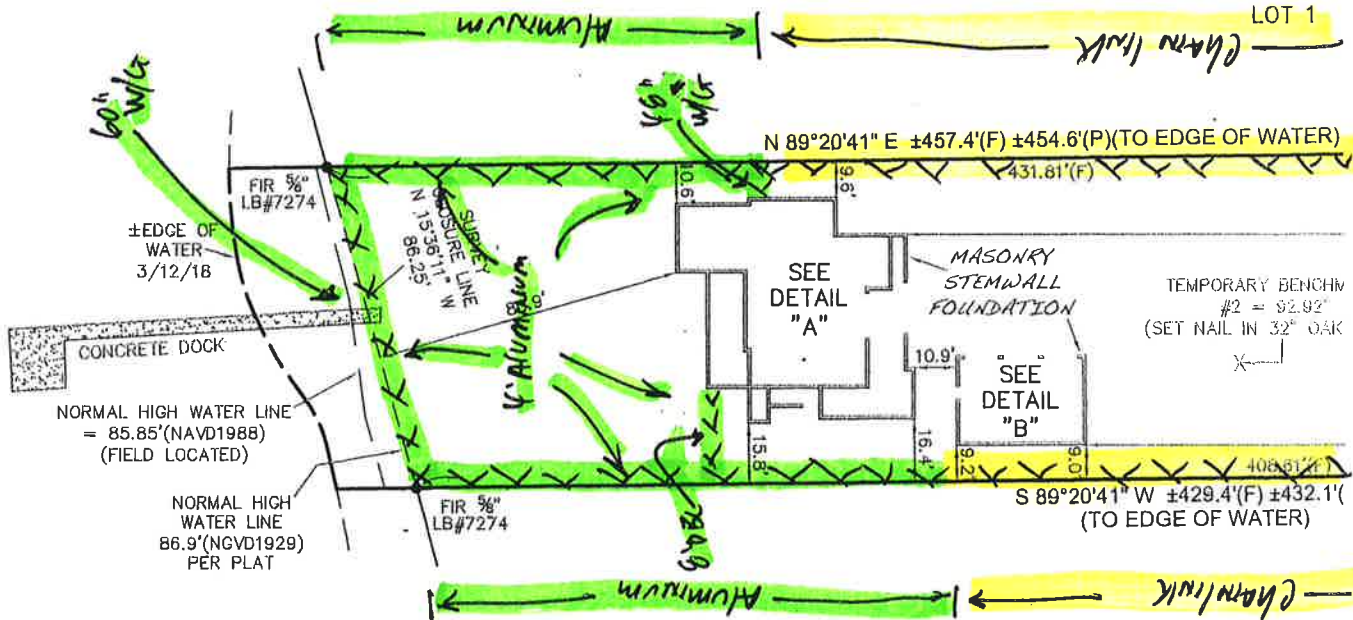


ADDRESS
0 Daetwyler Drive
Orlando, FL 32812

ELEVATION INFORMATION DERIVED
FROM ORANGE COUNTY BENCHMARK *L648021
HAVING AN ELEVATION OF 92.852'(NAVD1988)

NORMAL HIGH WATER LINE ELEVATION
SHOWN HEREON PROVIDED BY ORANGE
COUNTY STORMWATER MANAGEMENT DEPARTMENT

LAKE CONDA



JOB #: VLSR18-25670	
CLIENT #:	
FIELD DATE: 3/12/18	CREW: CS
DRAFTER: DF	
APPROVED: JEW	
SCALE: 1" = 50'	

X
Borrower's Acknowledgment and Acceptance

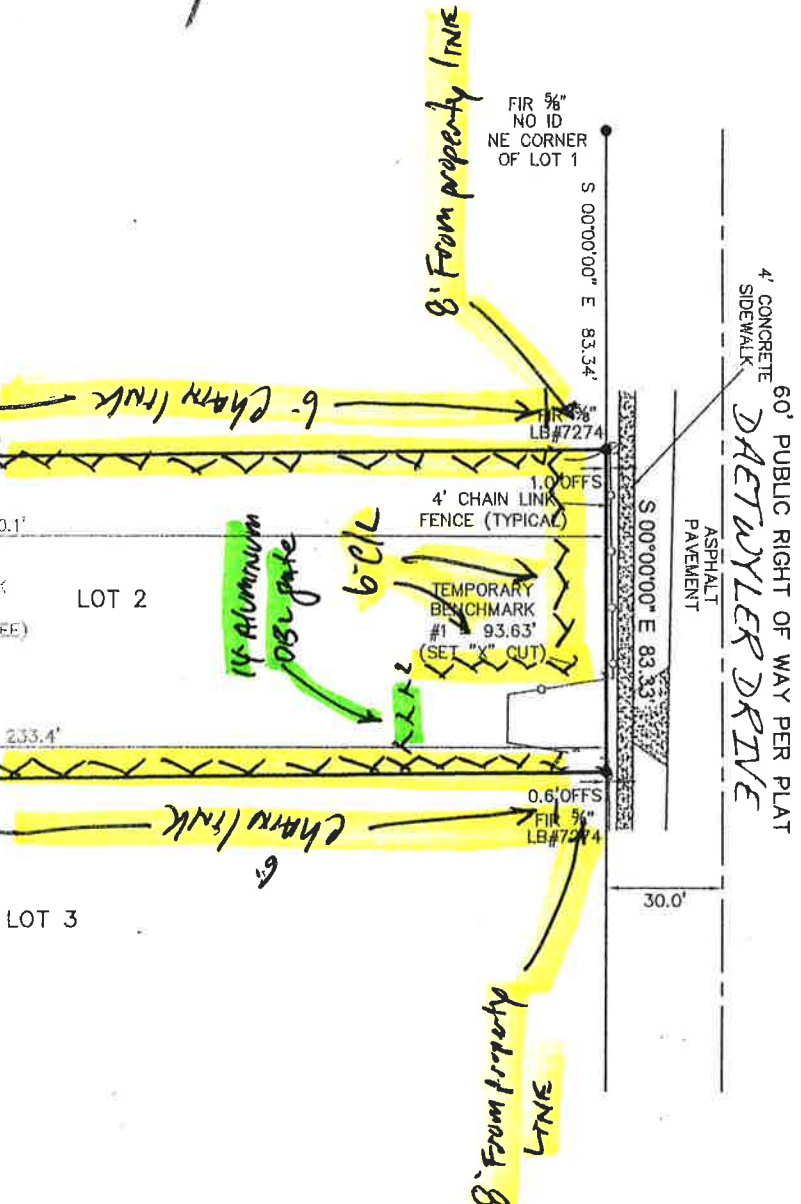
X
Borrower's Acknowledgment and Acceptance



urvey

EASEMENT NOTE:
SUBJECT TO EASEMENTS NOTED ON RECORD PLAT.

3.



CERTIFIED TO: (AS FURNISHED)
Pamela McNab Syverston and James J. Syverston
First American Title Insurance Company
Celebration Title Group
Iberia Bank

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE, X500 & X", AREAS DETERMINED TO BE INSIDE & OUTSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12095C0430F, LAST REVISION DATE 9/25/09, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
GRAVEL DRIVEWAY, DOCK, CARPORT & FENCES CROSS PROPERTY LINE. OWNERSHIP OF FENCES HAS NOT BEEN DETERMINED.

BASIS OF BEARING
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF DAETWYLER DRIVE WHICH HAS A BEARING OF S 00°00'00" E PER PLAT.

Legal Description
(as furnished)
Lot 2, Gilmore Estates at Lake Conway, according to the plat thereof as recorded in Plat Book 80, Page 112, of the Public Records of Orange County, Florida.

- NOTES**
- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
 - The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
 - Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 - Building lines and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



VISION LAND SERVICE

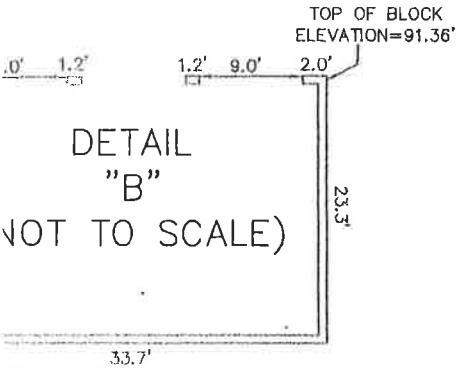
941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Joseph E. Williamson, PLS DATED: 3/14/18
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR/MAPPER

17



- LEGEND**
- | | |
|----------------------------|--------------------------|
| CA = Covered Area | Pg = Page |
| ID = Identification | EB = Electric Box |
| LB = Licensed Business | WM = Water Meter |
| FIP = Found Iron Pipe | LP = Light Pole |
| FIR = Found Iron Rod | TR = Telephone Riser |
| C/S = Concrete Slab | TR = Transformer |
| D = Central Angle | P/E = Pool Equipment |
| L = Arc Length | CR = Cable TV Riser |
| R = Radius | ONS = Onsite |
| (P) = Plat Dimension | OFFS = Offsets |
| (C) = Calculated Dimension | OP = Overhead Power Pole |
| (D) = Deed Dimension | OHU = Overhead Utilities |
| (F) = Field Dimension | W = Well |
- OR Book = Official Record Book
SIR = Set 1/4" Iron Rod & Cap LB#7788
CBP = Covered Brick Pavers
FCM = Found Concrete Monument
SECC = Screen Enclosed Covered Concrete
FN&D = Found Nail & Disk
SN&D = Set Nail & Disk LB#7788
BP = Brick Pavers
CWD = Covered Wood Deck
MES = Mitered End Section
NCF = No Corner Set or Found
WV = Water Valve
SA = Septic Area

Note: Improvements were not verified upon Re-Certification.

DATE	REVISION	DATE	REV
2/28/19	Show Foundation	3/27/19	Recert

**NOTICE OF PUBLIC MEETING
JANUARY 28, 2020- 6:30 PM**

4.

**CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION**

ITEM 4

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: January 17, 2020

Public Hearing Case #2019-12-024 - Pursuant to Belle Isle Code Sec. 48-33 the Board shall consider and take action on a requested variance from SEC. 48-32 (A) (3) to allow a terminal platform total area larger than allowed, take action on a requested variance from SEC. 48-32 (B) to allow a boat lift to be added to an existing dock that would extend the dock area to a width greater than fourteen feet along the canal frontage and result in a navigable travel way less than 15 feet in width along the axis (center) of the canal, submitted by applicant Richard Higgins, located at 3740 Quando Circle, Belle Isle, FL 32812 also known as Parcel Number 20-23-30-1646-01-000.

Background:

1. On December 11, 2019, Richard Higgins submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 18, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 17, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, pursuant to Belle Isle Code Sec. 48-33 having been met TO APPROVE the requested variance from SEC. 48-32 (A) (3) to allow a terminal platform total area larger than allowed, the variance from SEC. 48-32 (B) to allow a boat lift to be added to an existing dock that would extend the dock area to a width greater than fourteen feet along the canal frontage and result in a navigable travel way less than 15 feet in width along the axis (center) of the canal, submitted by applicant Richard Higgins, located at 3740 Quando Circle, Belle Isle, FL 32812 also known as Parcel Number 20-23-30-1646-01-000.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* having NOT been met; *[may be used in addition to above or alone]* TO DENY the requested variance from SEC. 48-32 (A) (3) to allow a terminal platform total area larger than allowed, take action on a requested variance from SEC. 48-32 (B) to allow a boat lift to be added to an existing dock that would extend the dock area to a width greater than fourteen feet along the canal frontage and result in a navigable travel way less than 15 feet in width along the axis (center) of the canal, submitted by applicant Richard Higgins, located at 3740 Quando Circle, Belle Isle, FL 32812 also known as Parcel Number 20-23-30-1646-01-000.

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.

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 assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting. P a g e



January 17, 2020

Variance and Special Exception Application: 3740 QUANDO CIRCLE

Applicant Request: PUBLIC HEARING CASE #2019-12-024 - PURSUANT TO BELLE ISLE CODE SEC. 48-33 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (A) (3) TO ALLOW A TERMINAL PLATFORM TOTAL AREA LARGER THAN ALLOWED, TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 48-32 (B) TO ALLOW A BOAT LIFT TO BE ADDED TO AN EXISTING DOCK THAT WOULD EXTEND THE DOCK AREA TO A WIDTH GREATER THAN FOURTEEN FEET ALONG THE CANAL FRONTAGE AND RESULT IN A NAVIGABLE TRAVEL WAY LESS THAN 15 FEET IN WIDTH ALONG THE AXIS (CENTER) OF THE CANAL, SUBMITTED BY APPLICANT RICHARD HIGGINS, LOCATED AT 3740 QUANDO CIRCLE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL NUMBER 20-23-30-1646-01-000.

Zoning/ Existing Use: R-1-AA/ Single-family Residence

Review Comments

This application filed seeks a variance from the Code regarding the maximum size allowed for the terminal platform of a boat dock to accommodate the addition of a boat lift. The property sits on a canal and therefore must seek a variance to extend into the waterway as it would be wider than fourteen feet along the canal frontage and result in a navigable travel way less than fifteen feet in width along the center of the canal.

The property is currently developed with a primary single-family home and has an existing dock that is 576 square feet in size. The applicant is seeking to add a boat lift, abutting and parallel with the existing dock, which would bring the total size to 840 square feet. The linear frontage, measured in a straight line, is 88 feet. This results in a maximum terminal platform allowed of 815 square feet. It must be noted that the majority of the existing dock is over land, not the canal, so it may be construed that the dock/terminal platform is not inconsistent with Code.

The applicant has provided supporting documentation addressing the variance criteria.

Sec. 48-33 (b) states that the board shall not approve an application for a dock variance unless and until each of the following criteria have been met:

- (1) The dock shall not create conditions hazardous to navigation nor any safety hazards;
- (2) The location and placement of the dock shall be compatible with other docks in the area, and the NHWC of the lake;
- (3) The current level of the lake shall not be a factor in deciding whether to approve or deny a variance;
- (4) The application does not confer a special benefit to the landowner over and above the adjoining landowners and does not interfere with the rights of the adjoining property owner to enjoy reasonable use of their property; and

(5) The requirements of subsection 42-64(1), except for subsection 42-64 (1) d.

Staff Recommendations

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

- (1) The dock does not create conditions hazardous to navigation nor any safety hazards as proposed. The site sketch identifies that the boat lift addition will still be offset from the nearest dock across the canal by 43 feet diagonally and will be 34 feet from directly across the canal. This will still enable a boat to pass.
- (2) The location and placement of the dock will be compatible with other docks in the area, and the NHWC of the lake as it does seek a similar pattern to other dock configurations and will not restrict canal navigation.
- (3) The current level of the lake is not a factor in request of the variance as it is not seeking to augment the lake level or gain additional dock length based on lake level.
- (4) The application does not confer a special benefit to the landowner over and above the adjoining landowners and does not interfere with the rights of the adjoining property owner to enjoy reasonable use of their property as it is consistent with other similar dock and boat lift systems on the lake, and it will not impede boat travel in the canal as the configuration proposes.
- (5) The requirements of subsection 42-64(1), except for subsection 42-64(1)d are met:

a) Special Conditions and/ or Circumstances (Section 42-64 (1) d):
Per Sec. 48-33 (b) (5), this criterion is not applicable to consideration of a dock variance.

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

The request for a variance is not self-created as the application is seeking to build a structure for the storage/protection of a boat along an existing dock in a canal. The canal is a limiting factor in terms of space and navigation for docks and boat lifts that is not common to most lake front properties in the City.

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

The requested variance is the minimum possible variance to make reasonable use of the land and building as the proposed boat lift is sized for one boat and does not span the entire width of the existing dock.

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

The requested variance could be construed to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it seeks to attach the boat lift to an existing dock structure and not dredge or disturb the lake bottom. It is consistent with other similar dock and boat lift configurations, and it will not impede boat travel in the canal as the configuration proposes.

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

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which criteria are not met.

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

City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 12-11-19

P&Z CASE #: 2019-12-024

X VARIANCE [] SPECIAL EXCEPTION [] OTHER

DATE OF HEARING: January

APPLICANT: Richard Higgs

OWNER: Richard Higgs

ADDRESS: 3740 Quanta Circle
Belle Isle, FL 32812

Boat House Variation to
Add litt.

PHONE: 407 468-1423

PARCEL TAX ID #: Lot 100

LAND USE CLASSIFICATION: Single Family Home ZONING DISTRICT: Orange County

DETAILED VARIANCE REQUEST: Dock extension into Canal to Add
a covered Boat Litt. I can't Remove the
Boat litt from the Existing Dock because I'd have to dredge
& take out more Area & don't want to mess w/ structure!

SECTION OF CODE VARIANCE REQUESTED ON: Minimum Possible Variance Sect 42-64.

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

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

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE [Signature] OWNER'S SIGNATURE [Signature]

FOR OFFICE USE ONLY:	FEE: \$150.00	12/31/19 Date Paid	CK #1256 Check/Cash	HHP Rec'd By
Determination _____				
Appealed to City Council: [] Yes [] No Council Action: _____				

Rick@lottsconcrete.com

Labels 32

To the City of Belle Isle,

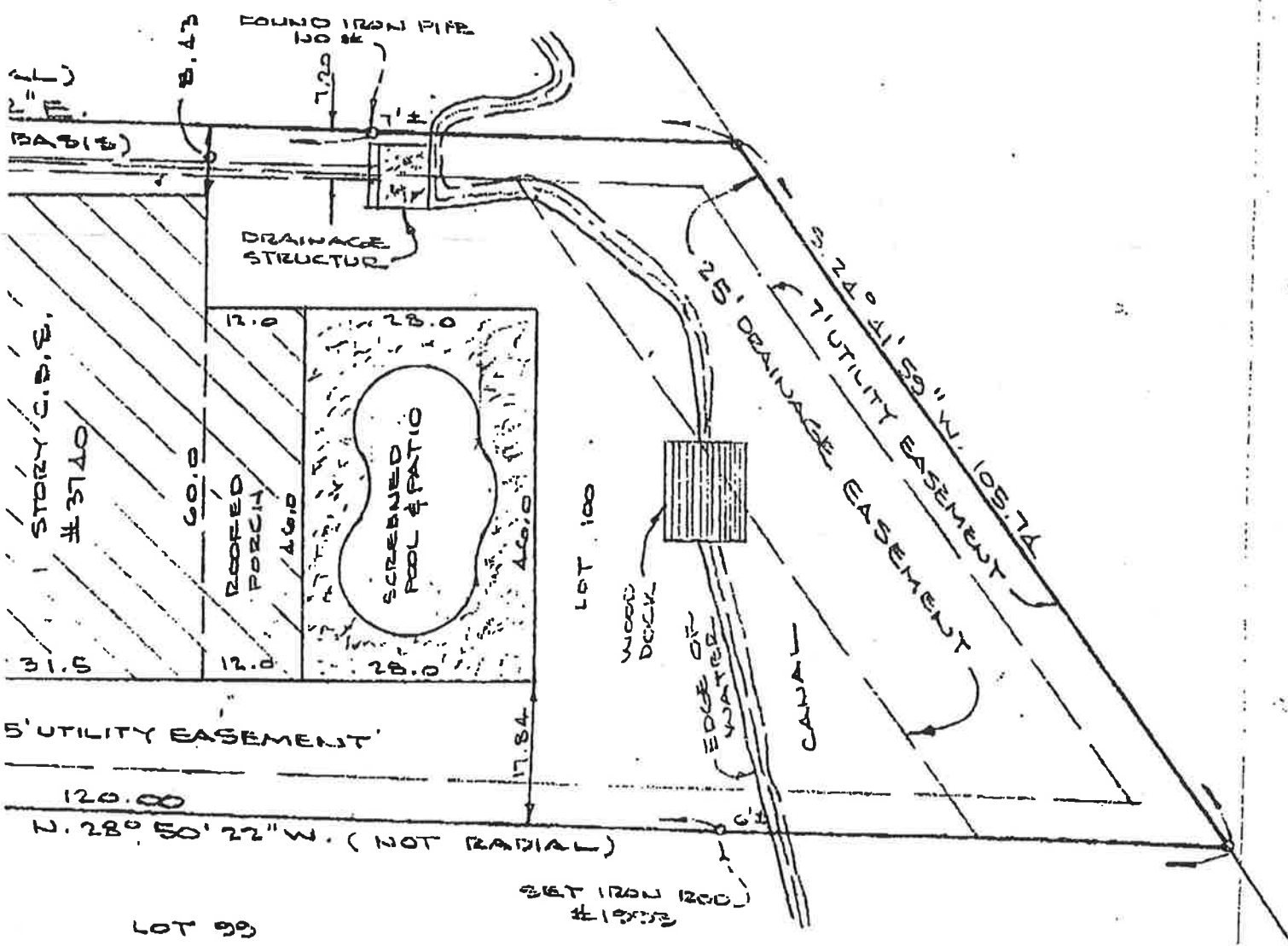
Variance Request for Richard Higgins, 3740 Quando Circle, Belle Isle Fl. 32812. Addition of Boat lift to my existing Dock.

1. The dock is pre-existing to my purchase of the property 2 years ago and I believe before the new codes were written. The property is landlocked by my neighbors on both sides and they approve of me adding in the lift. I'd like to do this without having to bring equipment through their properties and having to dredge out the existing canal and dock to get the boat cradle in deep enough. I'd have to haul off the excess dirt and have St. Johns water management involved in dredging the water deeper and cutting out some of the existing dock. The best not only cost for me, is adding it parallel to the existing dock. The water is deep enough there. There is still plenty of nautical clearance per the code, and is the most ecofriendly to the lake environment. This will also keep from disrupting my neighbors property. The previous owner had metal boat lift in the same area in the water which was rusty and an eye sore. This was removed. I don't want to do this same method again even though its much cheaper. I'd rather the finished product look good for my neighbors and myself thus adding value to all surrounding properties.
2. The dock was pre-existing even before the codes were written I've been told so I'm trying to make this a feasible project by still staying as close to the new guidelines as possible. I'm also trying to keep this a eco-friendly as possible as I spend a lot of my free-time on the water with my family.
3. I have asked many of the dock builders in the industry the best way to accomplish this and have also been receiving help from April at the City Hall which has been extremely helpful. Adding the lift to where I've should on the drawings is the best solution. The other alternatives would be disturbing the canal environment with machinery to get adequate depth, and a longer time period to achieve the same result. All of my neighbors are ok with me adding the lift and boat house cover built to codes. Other cantalvered boat lifts in the canal that are already existing only allow 10/13' of passage in the narrow part of the canal. After my new lift is installed there is still 35' of passage clearance and I believe the code calls for 15' from the structure. So this will not impede any boat traffic to the end of the canal. Most non-permanent lifts are also an eyesore for my neighbors. I'm a neat freak, I'd rather have a cleaned finished project that in turn will help everyone's property value, and is also more eco-friendly to the lake.
4. The new boat lift will enhance the overall look of the property, which in enhance their property values as well. This will not impede any boat traffic, and is the most eco-friendly way to install the boat lift. The alternative is add a non-permanent lift which is not as ecofriendly and is an eyesore in most cases. I'm trying to do the best job and in the correct manor to preserve my investment in my boat lift and for the lake environment as well.

Thank you for your time and consideration.

Rick Higgins

Rick@lottsconcrete.com



FOR:
 NICKI J. KERANEN

HERRICK AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1012 N. PINE HILLS ROAD
 ORLANDO, FLORIDA 32808
 PHONE NO (407) 298-6362

TYPE OF SURVEY: BOUNDARY SURVEY		SCALE: 1"=20'
DATE: MAY 3, 1994	F.B. SKETCH	ORDER # 13600-94-2
REV.		
REV.		
REV.		

AERIAL PROPERTY APPRAISER MAP

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OCA Web Map		Proposed Road	Residential	Industrial	Parcel	Lot Number
Flinders turnpike	Public Roads	Emek Road	Agriculture	Vacant Land	Lakes and Rivers	Parcel Number
Interstates A	Gated Roads	Block Line	Commercial	Agricultural	Building	Parcel Address
Toll Road	Road Under Construction	Lot Line	Institutional	Hydro	Block Number	Parcel Dimension
			Misc	Waste Land		

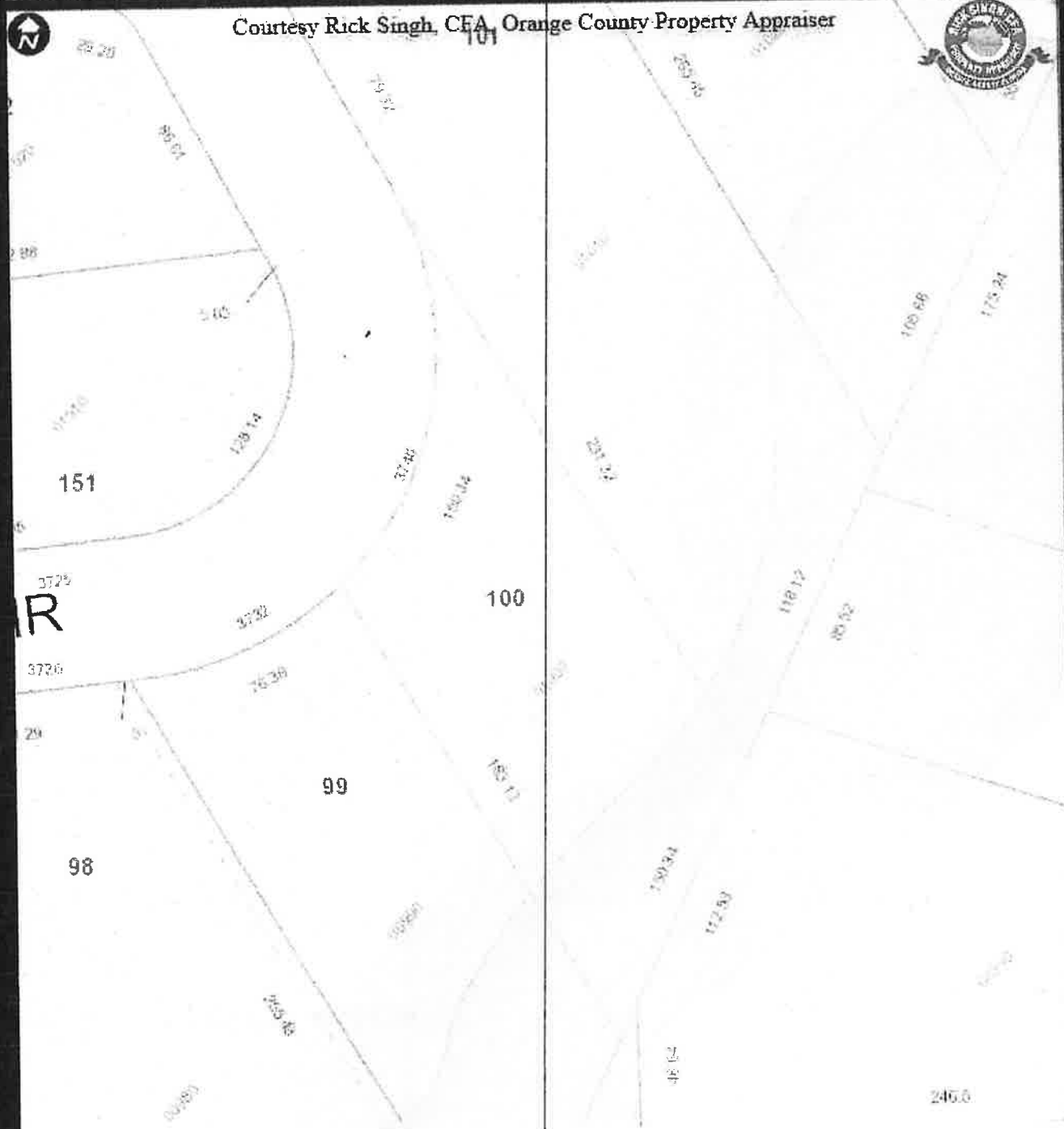


PROPERTY APPRAISER MAP

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OCPA Web Map		Major Roads	Proposed Road	Residential	Leather or Industrial	Parts	6	Lot Number
	Florida Turnpike	Public Roads	Broken Road	Agriculture	Vacant Land	Lease and Rivers	6000	Parcel Number
	Interstate 4	Gated Roads	Block Line	Commercial Institutional	Agricultural Curtilage	Building	3106	Parcel Address
	Toll Road	Road Under Construction	Lot Line	Government Institutional	Hydro	Block Number	111.9	Parcel Element
				Misc	Waste Land			

Courtesy Rick Singh, CEA, Orange County Property Appraiser



CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 5

MEMORANDUM

TO: Planning and Zoning Board
DATE: January 17, 2020

Public Hearing Case #2019-12-025 - Pursuant to Belle Isle Code Sec. 42-63 and Sec. 54-75 (c) (5) the Board shall consider and take action on a requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

Background:

1. On December 31, 2019, Jeffrey & Hilary Maull submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 18, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 17, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Sec. 42-63 and Sec. 54-75 (c) (5) of the Belle Isle Land Development Code having been met TO APPROVE the requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* having NOT been met; *[may be used in addition to above or alone]* TO DENY requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

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.



January 17, 2020

Variance and Special Exception Application: 1130 WALTHAM AVENUE

Applicant Request: PUBLIC HEARING CASE #2019-12-025 - PURSUANT TO BELLE ISLE CODE SEC. 42-63 AND SEC. 54-75 (C) (5) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A GUEST COTTAGE WITHOUT A KITCHEN ON A SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PRIMARY DETACHED SINGLE-FAMILY DWELLING AND PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND SEC. 50-102 (A) (4) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (CABANA) LARGER THAN 300 SQUARE FEET, SUBMITTED BY APPLICANT JEFFERY AND HILARY MAULL, LOCATED AT 1130 WALTHAM AVENUE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-3400-00-072.

Zoning/ Existing Use: R-1-AA/ Single-family Residence

Review Comments

This application filed seeks a variance from the Code regarding the maximum size of an accessory building (a pool cabana). Upon review of the application, it was noted that a special exception, as identified above, is also required. This is because the cabana area also has a room and attached bathroom that could be used as a potential guest cottage. Even though the applicant does not intend to use the room and bathroom as a guest cottage, it must follow the same review process as other similar buildings have been required to go through in the City.

The property is currently developed with a primary single-family home and the swimming pool is currently being constructed, which was approved in November 2019. The applicant is seeking to add the cabana adjacent to the pool, along with an attached game room and bathroom.

A copy of the approved swimming pool permit is attached. With the proposed pool cabana, the property does not exceed the maximum allowed impervious surface ratio of 35%. With the total development onsite, the impervious surface ratio would be approximately 12%.

The applicant has provided supporting documentation addressing the variance and special exception criteria.

Staff Recommendations

Variance Request: Sec. 50-102 of the Code defines an accessory building to include cabanas. Further Sec. 50-102 (a) (4) stipulates that these can be no larger than 300 square feet in total area. The applicant is seeking to build a cabana with a recreation room and bathroom at 1000 square feet in total.

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 parcel abuts a school property, and more particularly athletic fields that have lights and activity during practice and some athletic events. This is a special condition or circumstance that is not common for most properties in the City and the adjacent uses could be construed to be a nuisance by residential property owners.

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

The request for a variance is self-created as the application is seeking to exceed the maximum square-footage allowed by code for cabana structures. An anomaly, however, is that the application is coupled with a special exception consideration for a guest cottage (recreation room and bathroom) as part of the cabana area. There is no maximum square-footage defined for a guest cottage in the Code, so it may exceed 300 square feet if the Planning and Zoning Board allows.

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

The requested variance is ~~not the~~ minimum possible variance to make reasonable use of the land and building as the proposed pool cabana and facilities could be reduced in size and still be functional.

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

The requested variance could be construed to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it is not proposed to negatively impact viewsheds of abutting properties, proposes customary accessories to single-family residential properties, and is located in a portion of the rear yard that does not create a nuisance for abutting residential properties.

Based on consideration of these review criteria staff does not recommend approval of the requested variance unless it can be reduced in size to the satisfaction of the Board, so as not to violate criteria 2 and 3 above.

Special Exception Request: Sec. 54-75 (C) (5) provides that a guest cottage (without a kitchen) may be permitted in a residential zoning district through the special exception process. The Code identifies that the Planning and Zoning Board will review special exception requests to determine whether the request would adversely affect the public interest and whether public health, safety, and welfare are promoted or improved.

Based on consideration of these review criteria in concert with the variance criteria for special circumstances and harmony with general purpose and intent of the Code, staff recommends approval of the requested special exception subject to the following conditions:

1. The guest cottage (cabana and facilities) shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. No lighting shall be directed onto adjacent properties;
3. The guest cottage (cabana and facilities) must be maintained in a functional and aesthetically pleasing manner so as not to adversely impact the public interest; and,
4. Any changes to this variance/ special exception application that are not memorialized in this approval must be submitted for review and approval by the Planning and Zoning Board.

Additional Notes

Please note that the Board may approve the proposed variance and special exception 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 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
Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

RECEIVED NOV 14 2019

Swimming Pool Permit Application

DATE: 10-2-19

PERMIT # 2019-030

PROJECT ADDRESS 1130 WALTHAM AVE ORLANDO Belle Isle, FL 32809 32812

PROPERTY OWNER NAME JEFFERY MANUE, SR PHONE NUMBER 407-383-7218

Parcel Id Number: 24-23-29-3400-00-072 To obtain this information, please visit <http://www.ocpafl.org/Searches/ParcelSearch.aspx>

SPECIAL CONDITIONS: STRUCTURES MAY NOT ENCRoACH INTO ANY EASEMENT OR REQUIRED SETBACK. Survey specific plan required to show compliance with zoning setbacks. ImperVIOUS Surface Ratio Worksheet required; see Page 2 of this application.

ZONING APPROVED
Date: 11/13/19 By: [Signature]
City of Belle Isle

PLANNING & ZONING APPROVAL: _____ DATE _____

Note: this Zoning Approval MAY or MAY NOT be in conflict with your Deed Restrictions.

PLEASE COMPLETE for Building Review (min. of 2 sets of signed/sealed plans required)

Pool Dimensions: 16'x34' Deck Square Footage: 1035' Deck Type: TRAVERTINE

Job Valuation: \$ 45,000 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.

• REQUIRED! Residential Swimming Pool Safety Affirmation form

Building Official: _____ Date _____
Verified Contractor's Licenses & Insurance are on file _____ Date _____

Zoning Fee	\$ <u>165.-</u>
Building Fee	\$ <u>201.-</u>
Review Fee	\$ <u>100.50</u>
1% BCAIB Fee	\$ <u>3.02</u>
1 5% DCA Fee	\$ <u>4.42</u>
Total Permit Fee	\$ <u>474.04</u>

An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

1511K 25
4x44 176
201.2
100.50
301.50

Republic Services is by legal contract the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services with the city limits of the City. Contractors, homeowners and commercial businesses may contact Republic Services at 407-293-8000 to setup accounts for Commercial, Construction Roll Off, or other services needed. Rates are fixed by contract and are available at City Hall or from Republic Services. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop work order.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, GAS, ENCLOSURES, ETC.



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

Swimming Pool Permit Application
 To be completed as required by State Statute Section 713 and other applicable sections.

Owner's Name Jeffery Mault, Sr.
 Owner's Address 1130 WATHAM AVE 32809

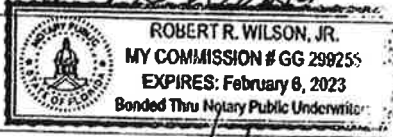
PERMIT #

License Holder Name <u>Vic Norberg</u>	Company Name <u>Waterline Pools & Spas, Inc</u>
License # <u>CPC 044073</u>	Company Address <u>5605 HANSEL AVE ORL. 32809</u>
Contact Phone/Cell <u>Adam 407-375-0602</u>	City, State, ZIP
Contact Email <u>adam.waterlinepools@gmail.com</u>	Contact Fax <u>OFFICE: 407-339-3100</u>

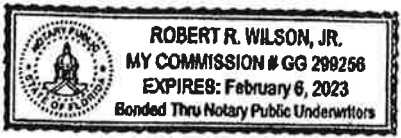
I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not 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 ELECTRICAL, PLUMBING, GAS, 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 Jeffery Mault, Sr.
 The foregoing instrument was acknowledged before me this 10/31/18
 by Jeffery Mault, Sr. 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



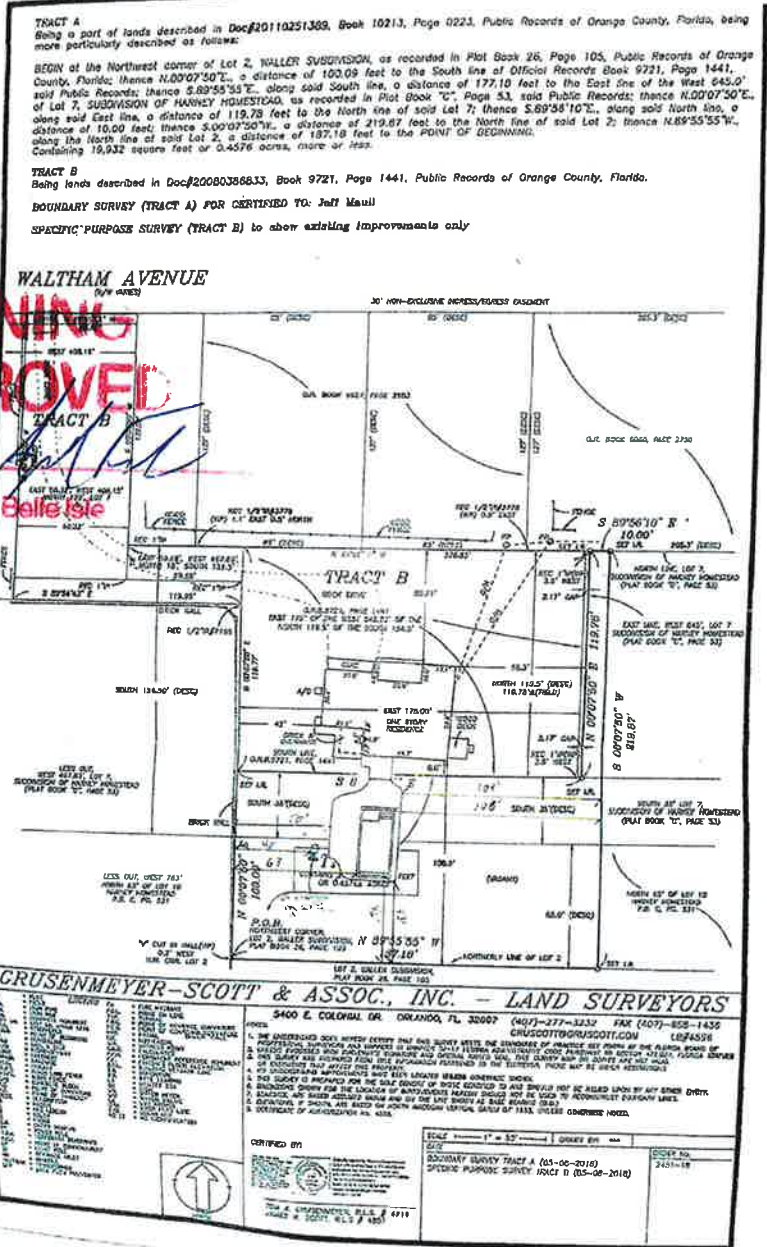
Contractor Signature Vic Norberg
 COMPANY NAME Waterline Pools & Spas, Inc
 The foregoing instrument was acknowledged before me this 10/31/18
 by Vic Norberg who is personally known to me
 and who produced _____
 as identification and who did not take an oath.
 Notary as to Owner
 State of Florida
 County of Orange



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

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE).
 Total Lot Area 32,350 X 0.35 =
 Allowable Impervious Area (BASE) 11,324
- 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 2843
 - Driveway 8 RAUBI = 0, PAD = 108
 - Walkway 0
 - Accessory Buildings _____
 - Pool & Spa 544
 - Deck & Patio 1035
 - Other 230 CANON
 Actual Impervious Area (AIA) 4760
- 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



TURNDOWN NOTES

- Detail is based on NO surcharge behind the Turndown and the Ground away from the Turndown is Level (>4 to 1"). Turndown may abut Ribbon Footer and be tied into Footer if Appropriate, with #3 Rebar.
- Turndown shall bear on Rock, Clean Sand or Structurally Sound Soils (>1,500 PSF) that shall be compacted to provide Optimum Bearing Capacity and prevent Settling or Shifting.
- All Reinforcing Steel is to Conform to ASTM 615, Grade 40.
- Concrete shall contain Fiber Mesh and have a 28 Day Compressive Strength of 2,500 PSI.
- All Construction to Conform to Florida Building Code, 6th Edition, 2017, FBC Building and FBC Residential.
- Refer to Contractor's Plan on file with the Building Department for Details on Turndown Location.

7. If the Base of the Turndown does not extend into the Old (Existing) Ground, a 4"ϕ Plaster will be required every 5'-0" that will be either 2'-0" into the Ground or to 6" into the indigenous Material, whichever is Deeper. The Plaster will have a #3 Rebar tied into the #5 Rebar in the base of the Vertical Pour.

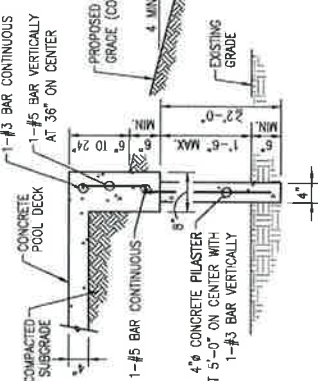
8. A Deck Turndown is NOT intended to be a substitute for a Retaining Wall. If the Vertical Dimension from the Top of the Concrete Deck to the Old (Existing) Ground reaches 36" for a 6" Turndown, 42" for a 12" Turndown, 48" for a 18" Turndown, 54" for a 24" Turndown, for more than 20% of the Turndown Length or the Finished Grade Slope exceeds (steeper than) 4' Horizontal and 1" Vertically, a Turndown should not be used.

9. For a Paver Deck, if the Vertical Dimension from the Top of the Deck to the Old (Existing) Ground reaches 24" for a 5" Turndown, 30" for a 12" Turndown, 36" for a 18" Turndown, 42" for a 24" Turndown, for more than 20% of the Turndown Length or the Finished Grade Slope exceeds (steeper than) 4' Horizontal and 1" Vertically, a Turndown shall not be used.

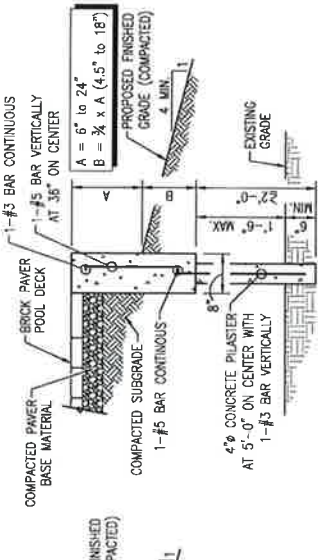
10. If a Screen Enclosure is to be installed, the Swimming Pool Contractor must coordinate Design and Construction of the Turndown Requirements with the Screen Contractor to Ensure it meets their Requirements.

FOOTER NOTES

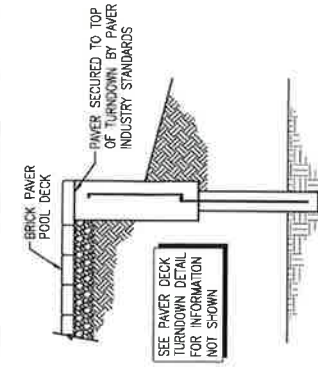
- If a Screen Enclosure is to be installed, the Swimming Pool Contractor must Coordinate Design and Construction of any required Footer with the Screen Contractor.
- Footer shall bear on Rock, Sand or Structurally Sound Soils (>1,500 PSF) that shall be compacted to provide Optimum Bearing Capacity and prevent Settling or Shifting.
- Concrete shall have a 28 Day Compressive Strength of 2,500 PSI with Fiber Mesh or 6x6-10x10 W.W. Mesh.
- (3) #3 Rebars is Equivalent to (1) #5 Rebar.
- A Footer may be installed with a Brick Paver Pool Deck if required by the Jurisdiction or at the Option of the Contractor and may be placed over the Top of the Footer or Abutting the Side of the Footer.



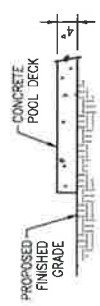
CONCRETE DECK TURNDOWN



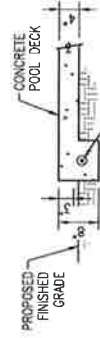
PAVER DECK TURNDOWN



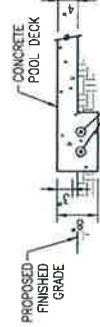
ALTERNATE PAVER ON TURNDOWN



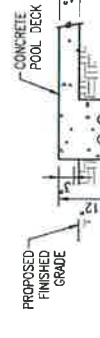
NO FOOTER



8" x 8" FOOTER



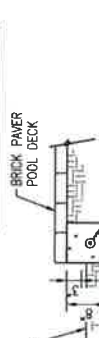
8" x 12" FOOTER



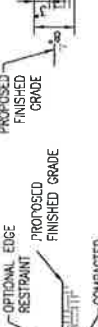
12" x 12" FOOTER



12" x 12" FOOTER W/ PAVER DECK



8" x 8" FOOTER W/ PAVER DECK



8" x 12" FOOTER W/ PAVER DECK



8" x 12" FOOTER W/ PAVER DECK



PAVERS ON CONCRETE DECK

CONCRETE DECK MAY BE CONSTRUCTED WITH A FOOTER OR WITHOUT A FOOTER. OPTIONAL: CONCRETE OR PLASTIC EDGE RESTRAINT MAY BE ADDED TO THE DECK PERIMETER AS NEEDED TO SECURE PAVERS.



PAVER DECK WITHOUT FOOTER

ALTERNATE PAVER LOCATION
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LARRY B. SCHNAPER, PE ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

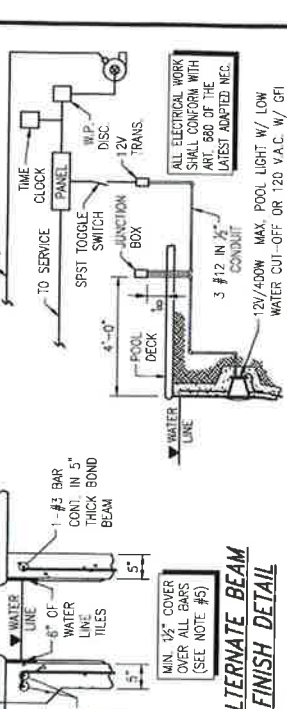
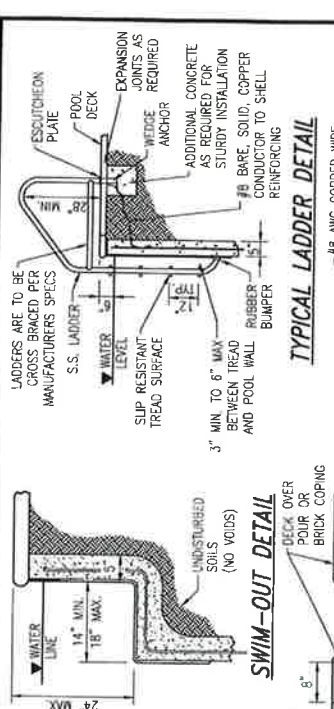
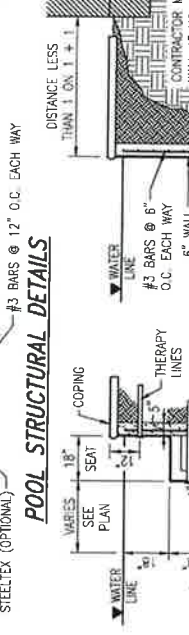
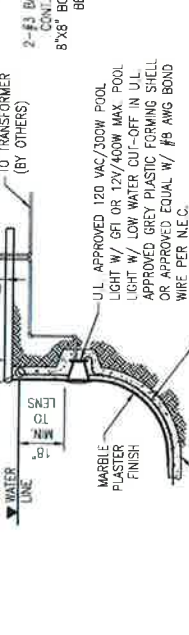
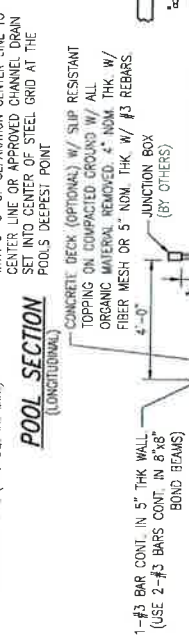
Waterline
CORPORATION & ASSOCIATES
(407) 339-3100
CPC044073
5605 HANSEL AVE
ORLANDO FL 32809

Swimming Pool Specification For:
MAULL RESIDENCE
1130 WALTHAM AVE
BELLE ISLE FL 32806
Scale: None

Digitally signed by Larry B. Schnaper, PE
DN: cn=Larry B. Schnaper, o=Waterline Engineering, Inc., ou=Waterline Engineering, Inc., email=larry@waterline.com, c=US
Date: 2018.11.08 04:31:22 -0500
Skilo Engineering Services, Inc.
Larry B. Schnaper, P.E.
FL PE NO. 370045
2437 Alanya Ave., Ste. 124
Winter Park, FL 32792
(407) 275-1089

GENERAL NOTES

- For pool plan, size, deck, and special details, see Contractor's Pool Plan.
- Pool walls shall be 5" thick Reinforced Concrete. Reinforcing steel shall be #4 and shall be pneumatically applied concrete with a Compressive Strength of 3,000 psi in 28 days. Concrete Decks shall be 2,500 psi Compressive Strength. Concrete construction will conform to ACI Standard 318.
- All Pool design, construction and workmanship shall be in conformity with the requirements of Florida Building Code, 6th Edition, 2017 (FBC) Accessibility, FBC Building, FBC Residential, and ANSI/APSP-3, ANSI/APSP-6, ANSI/APSP-7, ANSI/APSP-15 and the Adopted National Electric Code 2014 (NEC) and Chapter 42 and Chapter 45 of the Florida Building Code, 6th Edition, 2017, Residential.
- All Pool Piping to be Schedule 40 PVC, bearing the mark of NSF Approval unless otherwise noted.
- All Reinforcing steel to conform to ASTM 615, Grade 40. Reinforcing steel to be #3 bars at 12" on center in each direction, w/ 15" top joints in walls and floors up to 6". Where the pool depth is over 6ft (measured vertically down from the Waterline), use #3 bars at 6" on center in each direction in the areas that exceed 6ft in depth.
- If Concrete is cast against Bare Earth without a Separation Barrier, the minimum cover shall be 3". With a Barrier (Steeltek) between Concrete and Earth, the minimum cover shall be 1 1/2".
- All Metallic Pool Fittings within 5' of the inside wall and deck reinforcing steel to be bonded to the Pool Reinforcing Steel with #8 AWG Copper Wire. The #8 Copper Wire to be run internally and externally with the NEC approved PVC Light Conduit. For the light fixture to the Junction Box. Completion of the pool grounding to the Electrical Panel shall be by Electrical Panel Piping and all Fixed Metal Parts not separated by a permanent barrier, if within 5'-0" horizontally from Water and 12'-0" vertically of Maximum Water Level.
- Equipotential Bonding to be accomplished in accordance with Article 680 of the Adopted National Electrical Code 2014 (NEC).
- Pool or Patio shall bear only on rock or Clean Sand, which shall be compacted to provide a Structurally Satisfying Bearing Capacity. Any Unsuitable Material encountered in excavation shall be removed in its entirety and the area shall be backfilled with acceptable material and properly compacted. Where unsuitable Material cannot be removed, the pool must be redesigned.
- The Contractor must protect Existing Structures from failure by acceptable methods. If Significant, the Engineer accepts no responsibility for the safety of Existing Structures.
- The Design Engineer assumes no responsibility for pool construction in Easements or Required Setback areas. Pool Contractor and/or Owner shall verify the layout and dimensions shown prior to construction.
- Contractor shall determine the location of all Utilities in relation to the Pool and its Easement and ensure minimum clearances in accordance with Local Regulations and Ordinances.
- Contractor shall provide adequate Temporary Fencing around the construction area to prevent unauthorized entry into the Pool Area.
- If a water supply is provided, a minimum 3/4" Atmospheric Break will be provided.
- All Structural, Foundation and Electrical details outlined in these drawings also relate to Spa Construction.
- All Pool and Spa Heaters shall be equipped with an On/Off Switch mounted for easy access to allow the Heater to be Shut Off without adjusting the Thermostat and to allow resetting without re-igniting the Pilot Light.
- Whenever it is necessary to empty the Pool for any reason, the Hydrostatic Uplift Pressure must be eliminated. The Owner must consult a Contractor experienced in eliminating Uplift Pressure.



ELECTRICAL DIAGRAM

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LARRY B. SCHNAPER, PE ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Waterline
LICENSED PROFESSIONAL ENGINEER

5605 HANSEL AVE
ORLANDO FL 32809

(407) 339-3100
CPC044073

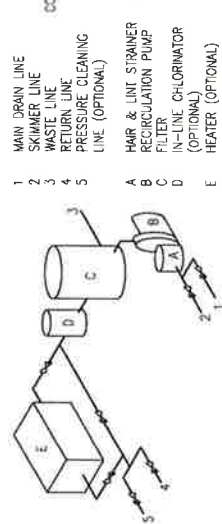
Swimming Pool Specification For:

MAULL RESIDENCE
1130 WALTHAM AVE
BELLE ISLE FL 32806

Scale: None

PLAN EXPIRES 1 YEAR FROM THE SIGNATURE DATE OR THE EFFECTIVE DATE OF A WAJOS FLORIDA BUILDING CODE CHANGE WHICHEVER IS SOONER

Skile Engineering Services, Inc.
Larry B. Schnaper, P.E.
FL PE NO. 32046
2431 Alhambra Ave., Ste. 124
Winter Park, FL 32792
(407) 275-1099



FILTER SYSTEM

Swimming Pool Energy Efficiency Compliance Information

Note: These Requirements apply ONLY to the Filtration Pump

ANSI / ASPC / ICC-12 2011

Flow Calculations:
 Total water volume: 12,100 gal. - this is the calculated flow rate
 Note: for pools under 1,000 gal. the calculated flow rate is 20 gpm whichever is greater = the filtration flow rate
 Note: Is there an Auxiliary load on the filtration pump? Yes No
 If so, what is the extra load auxiliary flow rate: 94 gpm
 Flow rate (low speed): 3.5 gpm @ 17.25 rpm

Minimum suction side pipe size @ 8 fps: 1.5 in. Minimum suction side branch pipe size @ 8 fps: 1.5 in.
 Minimum return side pipe size @ 8 fps: 1.5 in. Minimum return side branch pipe size @ 8 fps: 1.5 in.

Determine Filter Size:
 Filter Factors (GPM/SF): Cartridge (4375) DE (2.0) Sand (15)
 Filter Size: 3.6 sq. ft. / 175 gpm. 96 sq. ft. / 2000 gpm. 2000 gpm. 2000 gpm.

Filter Model:
 Filtration Pump: OMN
 Filter Model: OMN

Get Header Efficiency Rating:
 Header Pump Efficiency Rating: 0 (No P-101)
 Header Pump Efficiency COP: 0

Determine Pipe Sizes:
 Branch Piping to be Tank: 3 in. to keep velocity @ 5 fpm max. at 94 gpm System Flow Rate
 Piping to be Return Piping to be: 2.5 in. to keep velocity @ 8 fpm max. at 94 gpm System Flow Rate
 Piping to be: 2.5 in. to keep velocity @ 8 fpm max. at 94 gpm System Flow Rate

Pump Selection: as listed on Curve A or C (circle one)
 Filtration Pump: 2000020VSP Maximum Flow Rate: 94 gpm

Main Drain Cover:
 Main Drain Cover: W11049
 Main Drain Cover: W11049
 Main Drain Cover: W11049
 Main Drain Cover: W11049

Check all that apply:
 3/4" 1/2" 1/4" 3/8" 1/2" 3/4" 1" 1 1/2" 2" 2 1/2" 3" 4" 5" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"

Total Head in Feet Conversion Chart
 (Table with columns for Flow Rate (GPM) and Head (Feet))

Flow and Filter Losses Per Foot
 (Table with columns for Pipe Size (in) and Loss (ft/100 ft))

Total Calculated Losses
 Friction Loss: 0
 Filter Loss: 0
 Header Loss: 0
 Total Head: 0

ANSI 5 & ANSI7 Compliance Work Sheet
 Determine Supplier LTR: 30
 Determine flow per ft. @ 94 gpm: 0.07 (from pipe foundation loss table)
 Friction loss (ft/100 ft) @ 3 in. pipe per ft. @ 94 gpm: 1.3 (from pipe foundation loss table)
 Friction loss (ft/100 ft) @ 2.5 in. pipe per ft. @ 94 gpm: 1.3 (from pipe foundation loss table)
 Determine Supplier TDR (UNDETERMINED)
 Friction loss (ft/100 ft) @ 3 in. pipe per ft. @ 94 gpm: 1.3
 Friction loss (ft/100 ft) @ 2.5 in. pipe per ft. @ 94 gpm: 1.3
 Total Dynamic Head (TDH): 2.2

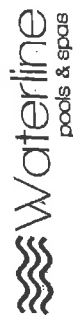
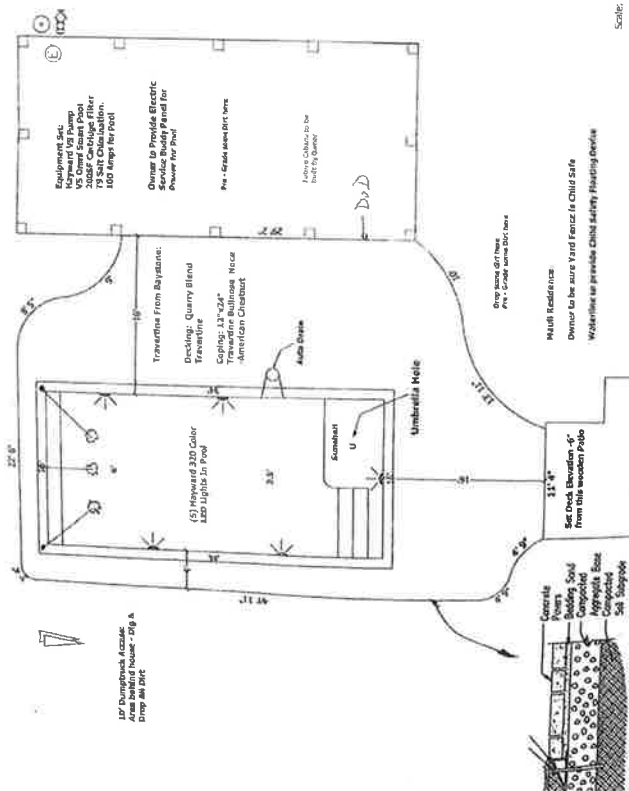


Exhibit B

Spring/repair yes no
 Sid/landscape repair yes no

Note: All measurements are
 - Approximate and not exact



Scale: 1/8" = 1' L

GENERAL SPECIFICATIONS

1. POOL SIZE: 16' x 31' x 5' 6" (16' x 31' x 5' 6")

2. SHAPE: RECTANGULAR

3. CAPACITY: 13,100 GALS

4. COLORED: YES

5. YEAR TYPE: 1988

6. FINISH: CONCRETE

7. HEAT: NONE

8. PUMP: 1/2 HP

9. FILTER: 19 SHN

10. CHLORINATOR: 19 SHN

11. LIGHT: 150 WATT

12. TYPE: 150 WATT

13. TAIL CLOCK: 150 WATT

14. THERMISTOR: 150 WATT

15. HANGING: 150 WATT

16. TYPE: 150 WATT

17. ADDITIONAL NOTES: OWNER TO PROVIDE ROOFING

18. POOL COVER: NONE

19. TYPE: NONE

20. CHAIRS: 150 WATT

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LEGAL DESCRIPTION OF PROPERTY:
 LOT 7, BLOCK 1, SUBDIVISION, HILLSIDE HEIGHTS, COUNTY OF DECATUR, GEORGIA

PERMIT ISSUED BY: BEELLE ISLE

ADDRESS: 1130 W. THAM AVE
 CITY: DECATUR, GA 30030
 PHONE: 404.383.7218

DATE: 10-31-19

City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 12-31-19 P&Z CASE #: 2019-12-025

VARIANCE [x] SPECIAL EXCEPTION [] OTHER [] DATE OF HEARING: 01-28-20

Table with 2 columns: Applicant/Owner, Address, Phone, Parcel Tax ID #. Applicant: Jeffery + Hilary Maull, 1130 Waltham Ave. Belle Isle, 407-383-7218, 24-23-29-3400-00-072.

LAND USE CLASSIFICATION: LDR ZONING DISTRICT: R1AA

DETAILED VARIANCE REQUEST: Accessory building (pool cabana) in Applicant's back yard - 1,000sf

SECTION OF CODE VARIANCE REQUESTED ON:

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

Labels 28

 **RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER**

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

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

1130 Waltham Ave < 24-23-29-3400-00-072 >

Name(s)	Physical Street Address
Maul Hilary Wood	1130 Waltham Ave
Maul Jeffery A Sr	Postal City and Zipcode
Mailing Address On File	Orlando, Fl 32809
1130 Waltham Ave	Property Use
Belle Isle, FL 32809-4250	0103 - Single Fam Class III
Incorrect Mailing Address?	Municipality
	Belle Isle



View 2019 Property Record Card

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

2020 values will be available in August of 2020.

Property Description

[View Plat](#)

SUB OF HARNEY HOMESTEAD C/53 THE E 175 FT OF W 642.83 FT OF N 119.5 FT OF S 154.5 FT & E 59.68 FT OF W 467.89 FT OF N 18 FT OF S 154.5 FT & E 60.32 FT OF W 408.15 FT OF N 150 FT ALL IN LOT 7 & BEG SE COR OF E 75 FT OF W 269/83 FT OF N 150 FT OF LOT 7 TH RUN E 197.48 FT S00-28-01E 11.10 FT N89-42-36W 197.60 FT N00-08-50E 10.10 FT TO POB


Total Land Area 32,356 sqft (+/-) | 0.74 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1-AA	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1954	Gross Area:	2843 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	3	Living Area:	1870 sqft
	Building Value:	working...	Baths:	2.0	Exterior Wall:	Aluminum Or Vinyl Siding
	Estimated New Cost:	working...	Floors:	1	Interior Wall:	Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Fireplace 2	01/01/1954	1 Unit(s)	working...
PT1 - Patio 1	01/01/2005	1 Unit(s)	working...

Page 1 of 1 (2 total records)

This Data Printed on 12/10/2019 and System Data Last Refreshed on 12/09/2019

Response #1 – Special Conditions and/or Circumstances_Section 42-64(1)d:

- A. The Applicant's property is immediately adjacent to a school/sports activity field, which frequently involves football practice and games (including marching band), softball practice and games, soccer practice and games, etc., as well as special school events.
- B. Excessive noise and light are associated with and created by the above-mentioned activities.

Response #2 – Not Self-Created_Section 42-64(1)e:

- A. The special conditions were created by the construction, development, and expansion of the adjacent school/sports field. It should be noted that the Applicant has no control over the development or expansion of the adjacent school.

Response #3 – Minimum Possible Variance_Section 42-64(1)f:

- A. No; the objective cannot be accomplished in another way.
- B. A smaller footprint, within the LDC guidelines, was considered; however, the Applicant's desired improvements and need to block noise/light from school activities could not be accomplished within said guidelines.

Response #4 – Purpose and Intent_Section 42-64(1)g:

- A. None.
- B. The area of the Applicant's collective land is more than 50,000sf. The area of the Applicant's proposed building is 1,000sf. This equates to less than 2% of the Applicant's total land area. Therefore, approval of this zoning variance will have no effect on adjacent properties or the surrounding neighborhood.

New Pool/Deck
under construction
(view facing south
from Applicant's
deck)



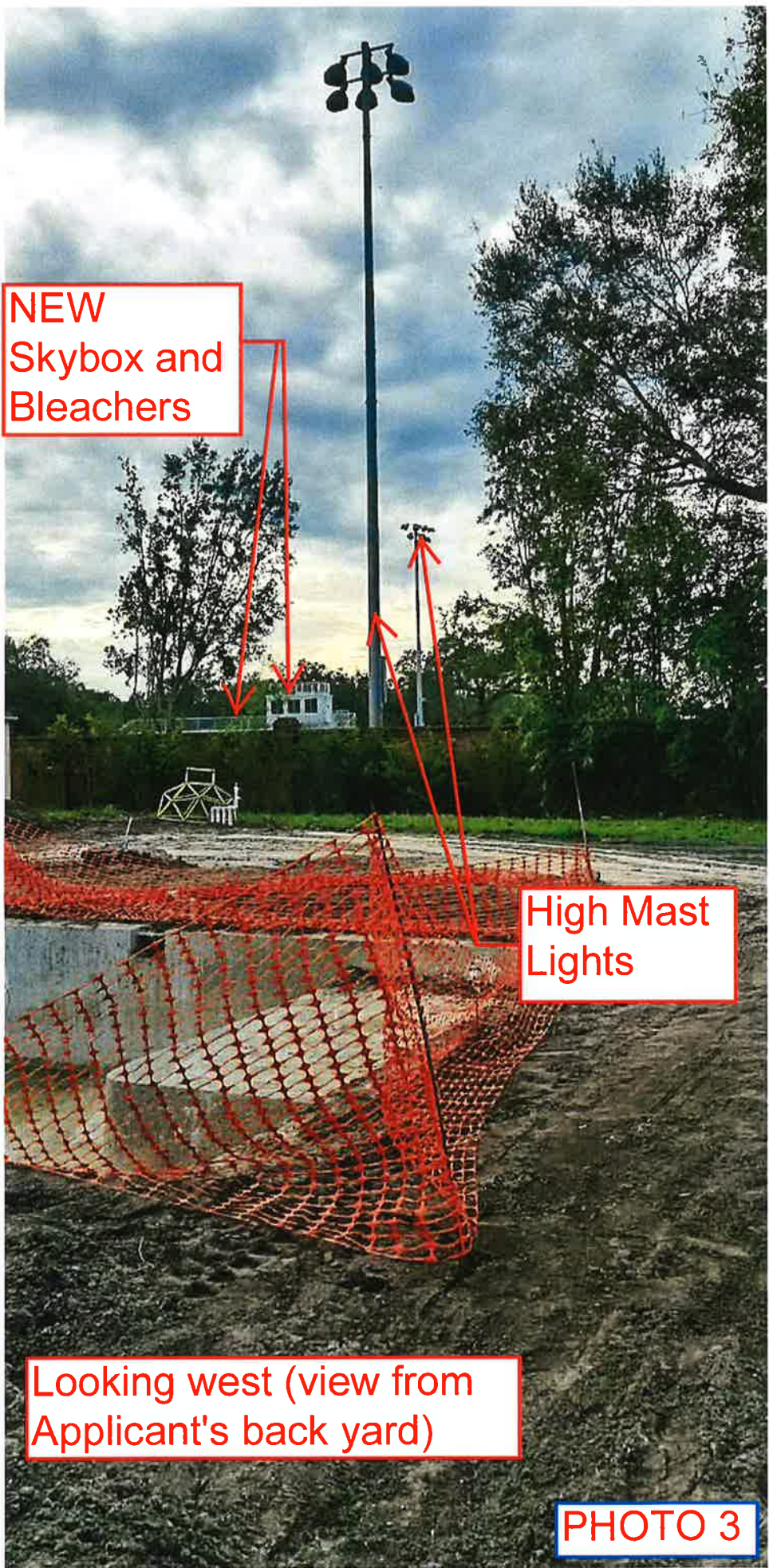
PHOTO 1

Scoreboard
(view from
Applicant's
deck)

New Sky Box
and Bleachers



PHOTO 2



NEW
Skybox and
Bleachers

High Mast
Lights

Looking west (view from
Applicant's back yard)

PHOTO 3

TRACT A

Being a part of lands described in Doc#20110251389, Book 10213, Page 0223, Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 2, WALLER SUBDIVISION, as recorded in Plat Book 26, Page 105, Public Records of Orange County, Florida; thence N.00°07'50"E., a distance of 100.09 feet to the South line of Official Records Book 9721, Page 1441, said Public Records; thence S.89°55'55"E., along said South line, a distance of 177.18 feet to the East line of the West 645.0' of Lot 7, SUBDIVISION OF HARNEY HOMESTEAD, as recorded in Plat Book "C", Page 53, said Public Records; thence N.00°07'50"E., along said East line, a distance of 119.78 feet to the North line of said Lot 7; thence S.89°56'10"E., along said North line, a distance of 10.00 feet; thence S.00°07'50"W., a distance of 219.87 feet to the North line of said Lot 2; thence N.89°55'55"W., along the North line of said Lot 2, a distance of 187.18 feet to the POINT OF BEGINNING. Containing 19,932 square feet or 0.4576 acres, more or less.

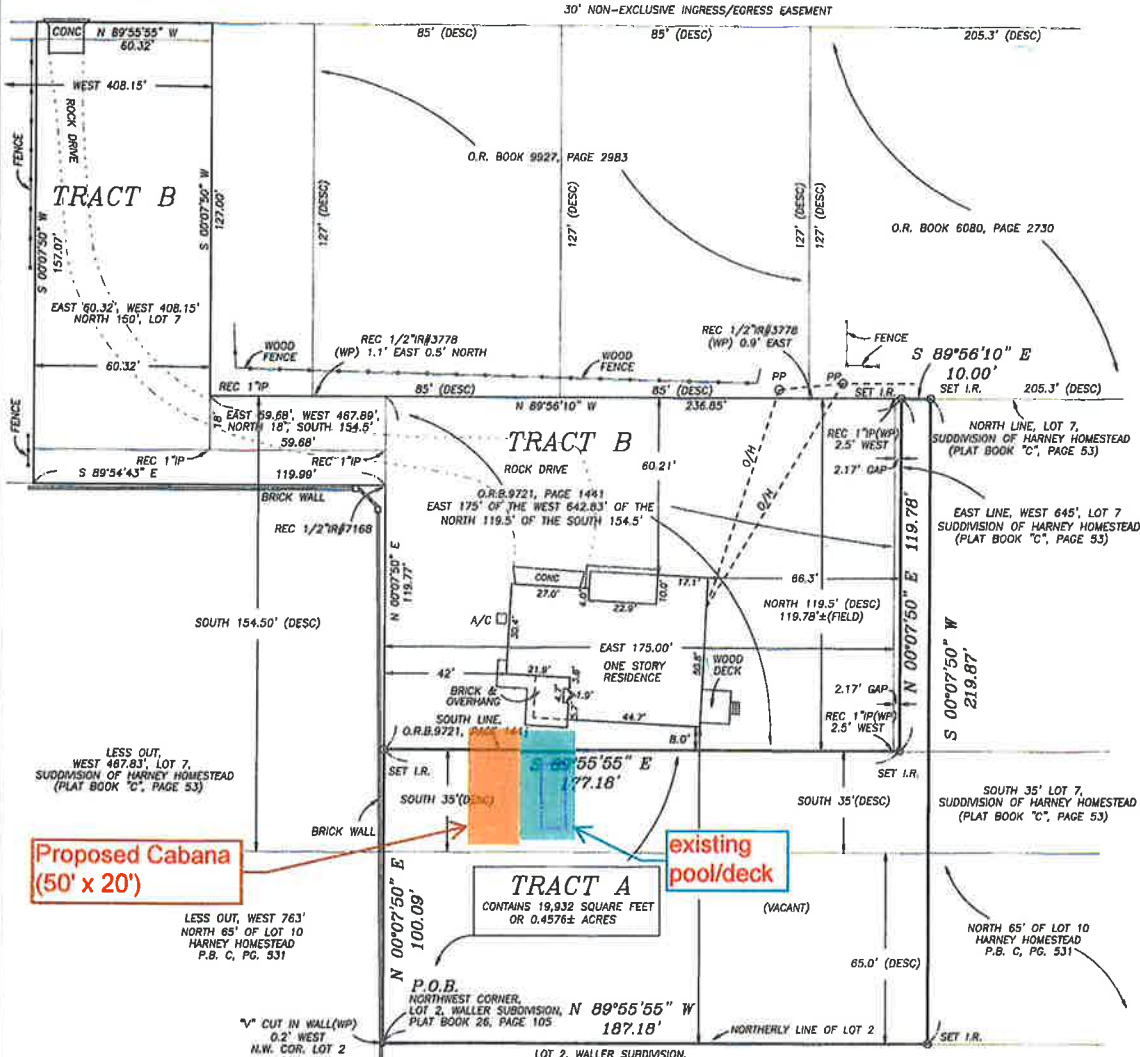
TRACT B

Being lands described in Doc#20080386833, Book 9721, Page 1441, Public Records of Orange County, Florida.

BOUNDARY SURVEY (TRACT A) FOR CERTIFIED TO: Jeff Maul

SPECIFIC PURPOSE SURVEY (TRACT B) to show existing improvements only

WALTHAM AVENUE
(R/W VARIES)



GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
GRUSCOTT@GRUSCOTT.COM LB#4596

LEGEND

P	PLAT	PH	FIRE HYDRANT
IP	FIELD	POL	POINT ON LINE
I.P.	IRON PIPE	TP	TYPICAL
C.M.	CONCRETE MONUMENT	P.R.C.	POINT OF REVERSE CURVATURE
SET I.R.	1/2" LB. #10 4596	P.C.C.	POINT OF COMBINATION CURVATURE
REC	RECOVERED	RA	RADIUS
P.B.	POINT OF BEGINNING	NR	NON-RADIAL
NO	NORTH	W.P.	WITHOUT POINT
N.S.	NORTH-SOUTH	CALC.	CALCULATED
R/W	RIGHT-OF-WAY	P.R.M.	PERMANENT REFERENCE MONUMENT
EMT	EASEMENT	F.F.	FINISHED FLOOR ELEVATION
DR	DRAINAGE	B.S.L.	BUILDING SETBACK LINE
UTL	UTILITY	TR	TRENCH
C.F.C.	CHAIN LINK FENCE	BS	BITE BEARING
W.D.F.C.	WOOD FENCE	UB	UTILITY BOX
C.B.	CONCRETE BLOCK	SH	SHED
P.C.	POINT OF CURVATURE	WV	WATER VALVE
P.T.	POINT OF TANGENCY	GA	GATE
SE	SECTION	D/H	OVER HEAD LINE
R	RADIUS	C/D	CLEAN OUT
ARC	ARC LENGTH	NO ID	NO IDENTIFICATION
DELTA	DELTA		
CHORD	CHORD		
CB	CHORD BEARING		
PP	POWER POLE		
T.B.M.	TEMPORARY BENCHMARK		
P.D.C.	POINT OF COMBINATION		
LI	LIGHT POLE		
DI	DRAINAGE INLET		
MI	MANGLE		
TS/TRAN	TRANSFORMER		
B.P.P.	BACK FLOW PREVENTER		

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.022, FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR; THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # 4801

SCALE 1" = 50'	DRAWN BY: ***	ORDER No.
DATE	BOUNDARY SURVEY TRACT A (05-08-2018)	2481-18
	SPECIFIC PURPOSE SURVEY TRACT B (05-08-2018)	

