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**NOTICE OF PUBLIC MEETING**  
**January 22, 2019- 6:30 PM**

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**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 December 20, 2018 minutes
3. **Public Hearing Case #2019-01-005**- 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 replace an existing fence across the front yard and add a gate between two existing columns in the front yard and sides of property of a residential property, submitted by applicant Kevin and Caroline Lee located at 7612 Daetwyler Drive, Orlando, FL 32812 also known as Parcel #29-23-30-8036-02-050.
4. **Public Hearing Case #2018-12-032** - Pursuant to Belle Isle Code Sec. 50-102 (a) (6) (d), Sec. 54-3 (h) and Sec. 42-64, the Board shall consider and take action on a requested variance to place screen enclosure that is 23.5 feet in height on a residential property. this is 3.5 feet taller than what the Code allows, submitted by applicant Richard Morgan/JJ Building located at 6633 The Landings Drive, Belle Isle, FL 32812 also known as Parcel #20-23-30-4980-00-320.
5. **PUBLIC HEARING CASE #2018-08-057** - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
6. **Public Hearing Case #2018-08-062** - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by APPLICANT Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
7. **ORDINANCE 19-01**: An Ordinance of the City of Belle Isle, Florida approving the rezoning application of the City of Belle Isle, property owner/applicant, and rezoning that certain property located behind 2635 McCoy Road, Belle Isle, Florida, identified in the Orange County Tax Rolls with Parcel number 30-23-30-0000-00-020 more particularly described in Orange County Records, Orange County, Florida, from single-family dwelling district (R-1-A) to open space (OS); providing for severability, repealer, codification and an effective date.
8. Adjournment

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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**  
**December 20, 2018 – 6:30 pm**

Dan Langley City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Thursday, December 20, 2018, 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 Fouraker, Vice Chairman Woods, Board member Lane, Board member Shenefelt, Board member Holihan. Also present was Attorney Dan Langley and City Clerk Yolanda Quiceno.

Absent were Board member Jervis, Board Member Cheezum, City Manager Francis and City Planner April Fisher.

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

- a. Approval of the September 25, 2018 minutes

Vice Chairman Woods requested the following edits,  
Page 2 – Paragraph 1

Reads, “Ms. Fisher address two items for the record,...”

Should read, Ms. Fisher, addressed two items for the record,

Page 2 – Paragraph 2

Reads, “In lieu of the discussion, Vice Chairman Woods moved the justifying criteria of the Belle...”

Should read, “~~In lieu of the discussion,~~ Vice Chairman Woods moved the justifying criteria of the Belle...”

Page 2 – Paragraph 5

Reads, “Vice Chairman Woods called for a point of order and recused himself from voting because the applicant is a neighbor.”

Should read, Vice Chairman Woods called for a point of order and recused himself from voting because the neighbor at 7312 Lake Drive is a friend. ~~applicant is a neighbor.~~

- b. Approval of the October 23, 2018 minutes

**Board member Holihan motioned to approve the minutes as presented.**

**Vice Chairman Woods seconded the motion, which passed 6:0.**

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

**PUBLIC HEARING CASE #2018-11-057**

PURSUANT TO BELLE ISLE CODE SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM THE FRONT BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY, TO ALLOW AN ENCROACHMENT FIVE FEET INTO THE REQUIRED 30-FOOT FRONT SETBACK, SUBMITTED BY APPLICANT RAINEY CONDUFF, LOCATED AT 6908 WILLOUGHBY LANE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-8860-00-290.

Board member Lane announced, for the record, that she has a conflict and will be recusing herself from voting because she is the applicant for Case #2018-11-057

Ms. Lane introduced her project and said the request is mainly for security reasons and would like to have an enclosure for her garage. Gary Conduff residing at 6908 Willoughby further noted that when it rains the garage area and parkway are flooded. The request will divert the water that would be coming onto their property somewhere else. Ms. Lane said because her property is on a curve she is asking for encroachment of a minimum of five feet. Her boundaries are the canal at the back of the house.

Vice Chairman Woods asked why she is in need of a garage that is 32 feet deep. Ms. Lane said the footage includes the square footage of the garage and an additional bedroom. Mr. Woods noted that the room addition was not depicted on the submitted documents. Also, concerning the sketch provided for a carport, he found the following,

- 20 feet is the depth of the existing carport which will work even if it is enclosed
- The applicant can conceivably expand out to the side 8ft without a variance. If the applicant was to consider the straight line approach she will also be able to expand the house 15ft on the opposite side. Ms. Lane said there are a boathouse and a drain field on that side and will not allow for that option
- From the scaling of the drawing, it shows an encroachment of 6 ½ feet. Ms. Lane ensured the Board that it is only 5 ½ feet.
- Mr. Woods asked if the design intended to leave the lean 2-type design of the carport. Mr. Conduff said there still will be a lean 2-type roof design; however with mono trusses on the side and will remain with the same shape and height.

Mr. Woods stated that a complete site plan would have been helpful.

Ms. Lane said she had not received any opposing feedback from the neighbors.

There being no further questions for the applicant, Chairman Fouraker closed the public hearing and opened for public comment.

There is no public comment Chairman Fouraker opened for Board discussion and motion.

Vice Chairman Woods said the applicant should have been aware of the main constraints of the property before the purchase and makes this a self-imposed problem. The setback on the curve is normal in the industry and not an unusual situation. These two issues shoot down two of the criteria's for approval. He further noted that intent of the Code is to have an open streetscape and approving the encroachment defeats the purpose.

The applicant Ms. Lane said she loves the current design of the home and will not change the look at all other than extending the additional space.

Chairman Fouraker asked, for consistency, if the Board believes they received sufficient paperwork regarding the application. Board consensus was yes the information presented was sufficient, and the review of the package was presented as researched without knowing that it was a fellow Board member. Also, they are also relying on the approval of the staff recommendation and no opposition from the surrounding residents was presented.

**Board member Holihan moved, the criteria of Chapter 42, Article III, Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE this request for a variance FROM THE FRONT BUILDING SETBACK REQUIREMENTS OF A R-1-AA RESIDENTIAL PROPERTY, TO ALLOW AN ENCROACHMENT FIVE FEET INTO THE REQUIRED 30-FOOT FRONT SETBACK, SUBMITTED BY APPLICANT RAINEY CONDUFF, LOCATED AT 6908 WILLOUGHBY LANE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL # 20-23-30-8860-00-290 with the contingency that April Fisher reviews the final elevation to make sure it is consistency with the character of the existing structure.**

**Chairman Fouraker seconded the motion with the contingency. The motion passed 3:1 with Vice Chairman Woods nay.**

**Chairman Fouraker advised the applicant to wait for 15-days before any construction to allow for any appeals.**

**PUBLIC HEARING CASE #2018-12-009**

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 ON A SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PRIMARY DETACHED SINGLE-FAMILY DWELLING, SUBMITTED BY APPLICANTS PAUL AND BONNIE HEIDBRINK, LOCATED AT OAK ISLAND ROAD (PLEASURE ISLAND F/140 LOT 7 BLK B), BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 18-23-30-7160-02-070.

Paul Heidbrink, the applicant, residing at 5107 Oak Island Road which is directly across the street from the subject property spoke on the proposed project. He said they are building a new home on the Lake on Lot 7 - Oak Island Road. There is an existing guest cottage, which holds historical value, on Lot 7 that has been there since the 1940s. The original thought was to demolish the cottage. However, in doing so, they would have to remove a large Oak Tree in the center of the lot approximately 50 inches in diameter. They would like to leave the guest cottage and the Oak tree on the property in addition to building the new home of two bedrooms. They would like to use the special exceptions provision in the Code that would allow the cottage to remain on the property. The lot is quite long at 275-300 feet long and plenty of room to accommodate the request.

Mr. Heinbrink stated that he had not received any opposing views from any of the surrounding neighbors.

Vice Chairman Woods stated that it appears that the cottage was neglected for a long time. Mr. Heidbrink said that the cottage had been neglected for about a year because they were not sure on what course of action to take. If the City would allow them to keep the cottage they will refurbish the cottage to be consistent with the new home and the roof damage will also be repaired. Mr. Heidbrink provided a picture of the design of the new home and said the building plans were submitted yesterday to Universal Engineering for review and approval.

Chairman Woods stated that the cottage is currently encroaching on the front setback about 12 feet and 3 feet on the side. As an alternative, he asked the applicant if he would be willing to move the cottage back to correct the setbacks and the non-conforming home. Discussion ensued.

Mr. Heidbrink said that Mr. Woods approach is a new consideration, however; an additional expense would not be able to be entertained at this time considering the current cottage is worth no more than \$20,000.

Attorney Langley recognized the staff report provided by April Fisher and the conditions of approval if the Board chooses to vote in favor.

The Board asked what the criteria for a special exception are. Attorney Langley said the criteria in the code is essentially that

- it will not create an adverse effect on the public interest
- the public health, safety, comfort order, convenience, prosperity, morals, and general welfare is promoted, protected or improved through the granting of the application
- special exceptions are not deviations from the code – it is allowed as a use subject to additional review and approval and easier criteria to meet by the property owner
- the Board should make sure that the proposed use does not create conflicts with the neighbors or have adverse impacts to property values

There being no further questions for the applicant, Chairman Fouraker closed the public hearing and opened for public comment.

There is no public comment Chairman Fouraker opened for Board discussion and motion.

Vice Chairman Woods said the house is substantially ahead of the setback and the revised house is not going to be the same old home it was originally made to be, and there is no way to tell what it will become over time. He is fine with removing the kitchen and keeping it up to par. It seems like the Board has an opportunity to bring one more lot in the City to conformance with the code. Discussion ensued.

The Board discussed the thought process and new approach provided by Mr. Woods, however; the desire of the additional cost is not desirable to the applicant at this time.

The Board asked for clarification on the condition to remove the kitchen. Attorney Langley said under the zoning code special exception uses guest cottages are only allowed if they do not have a kitchen. The applicant will not be allowed to keep the cottage with a kitchen with a new house construction to benefit from the special exception.

**Vice Chairman Woods moved the criteria of Chapter 42, Article III, Section 42-63 of the Belle Isle Land Development Code having been met TO APPROVE this request for a Special Exception under Belle Isle Code Sec. 42-63 AND SEC. 54-75 (C) (5) to allow a guest cottage on a single family residential property with a primary detached single-family dwelling, submitted by applicants Paul and Bonnie Heidbrink, located at Oak Island Road (Pleasure Island F/140 LOT 7 BLK B), Belle Isle, FL 32809 also known as Parcel # 18-23-30-7160-02-070 with the following recommended staff conditions,**

1. The existing kitchen must be removed from the structure since the code does not allow guest cottages with kitchens and this demolition must be permitted and complete before the new single-family house construction is permitted; and,
2. The guest cottage must be maintained in a functional and aesthetically pleasing manner so as not to impact the public interest adversely.
3. Deed Restriction to prohibit the rental of the guest cottage separate and apart from the primary structure.

**Board member Holihan seconded the motion which passed unanimously 5:0.**

Chairman Fouraker motioned to table the discussion on front yard fences until the next meeting when City Manager Francis and City Planner Fisher can be available.

#### **ADJOURNED**

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 7:30 pm.

Yolanda Quiceno  
City Clerk, CMC

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## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

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

#### ITEM 3

#### MEMORANDUM

TO: Planning and Zoning Board

DATE: January 11, 2019

PUBLIC HEARING CASE #2019-01-005- 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 REPLACE AN EXISTING FENCE ACROSS THE FRONT YARD AND ADD A GATE BETWEEN TWO EXISTING COLUMNS IN THE FRONT YARD AND SIDES OF PROPERTY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT KEVIN AND CAROLINE LEE LOCATED AT 7612 DAETWYLER DRIVE, ORLANDO, FL 32812 ALSO KNOWN AS PARCEL #29-23-30-8036-02-050.

#### Background:

1. On January 3, 2019, Kevin Lee submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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.

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#### SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, Sections 50-102 (b) (5), Sec. 50-102 (b) (16) and 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** this request for a variance to replace an existing fence across the front yard and add a gate between two existing columns in the front yard and sides of property of a residential property, submitted by applicant Kevin and Caroline Lee located at 7612 Daetwyler Drive, Orlando, FL 32812 also known as Parcel #29-23-30-8036-02-050.

#### SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-64(1) Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** having **NOT** been met; ***[may be used in addition to above or alone]*** **TO DENY** this request for a variance to replace an existing fence across the front yard and add a gate between two existing columns in the front yard and sides of property of a residential property, submitted by applicant Kevin and Caroline Lee located at 7612 Daetwyler Drive, Orlando, FL 32812 also known as Parcel #29-23-30-8036-02-050.

**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.

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



*April Fisher, AICP*  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

January 10, 2019

**Variance Application: 7612 Daetwyler Drive**

Applicant Request: VARIANCE TO REPLACE AN EXISTING FENCE ACROSS THE FRONT YARD AND ADD A GATE BETWEEN TWO EXISTING COLUMNS IN THE FRONT YARD AND SIDES OF PROPERTY OF A RESIDENTIAL PROPERTY, SUBMITTED BY APPLICANT KEVIN AND CAROLINE LEE LOCATED AT 7612 DAETWYLER DRIVE, ORLANDO, FL 32812 ALSO KNOWN AS PARCEL #29-23-30-8036-02-050.

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

**Review Comments**

This variance application seeks a variance from Sec. 50-102 (b) (5) (a) to allow a fence with a gate between two existing columns in the front yard and sides of the property. The code expressly prohibits fences or walls in the front yard of a property. The applicant indicates that there is an existing fence that is in disrepair. 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**

Based on the applicant's identification that security and safety for their children's and pet's play area are primary issues for installing the fence and gate in the front yard, staff recommends approval of the requested variance. These items identified are consistent with meeting the criteria established in Sec. 50-102 (b) (16) (3) which the Board may consider as justifying criteria according to the code.

**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: January 3, 2019

P&Z CASE #: 2019-01-005

VARIANCE    SPECIAL EXCEPTION    OTHER

DATE OF HEARING: \_\_\_\_\_

APPLICANT: Kevin and Caroline Lee

OWNER: Same

ADDRESS: 7612 Daetywler Drive

Kevin Lee pt@outlook.com

PHONE: 407-383-8384

PARCEL TAX ID #: 29-23-30-8036-02-050

LAND USE CLASSIFICATION: Residential      ZONING DISTRICT: \_\_\_\_\_

DETAILED VARIANCE REQUEST: Replace existing fence across front yard and add gate  
between two existing columns. *2 sides of property*

SECTION OF CODE VARIANCE REQUESTED ON: 50-102 (b) (16)

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

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

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

[Signature]  
APPLICANT'S SIGNATURE

[Signature]  
OWNER'S SIGNATURE

<b>FOR OFFICE USE ONLY:</b>	<b>FEE: \$150.00</b>	<u>01/03/19</u> Date Paid	<u>#273</u> Check/Cash	<u>Hep</u> Rec'd By
Determination _____				
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No		Council Action: _____		



PREPARED BY:



www.exactalands.com  
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 7612 DAETWYLER DRIVE, ORLANDO, FLORIDA 32812

SURVEY NUMBER: FL1801.0346

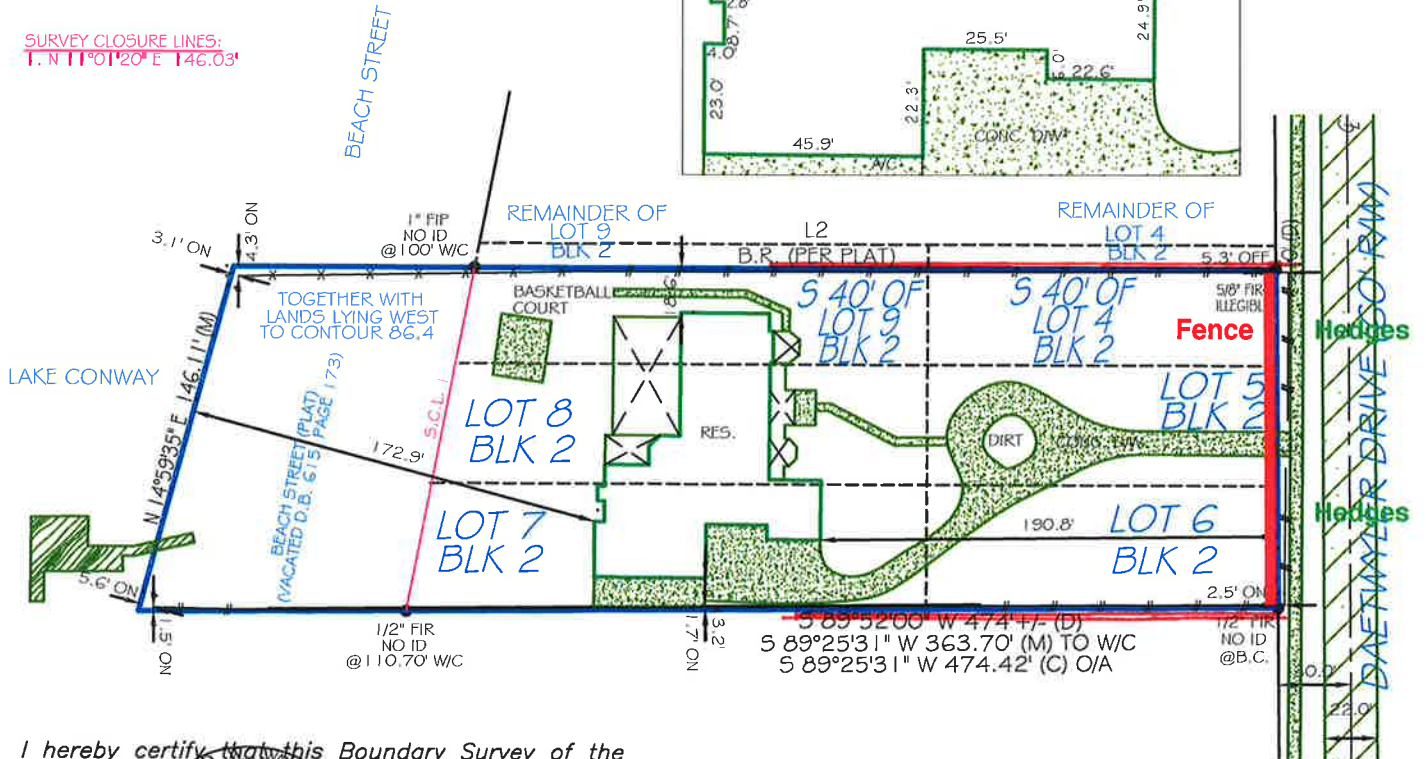
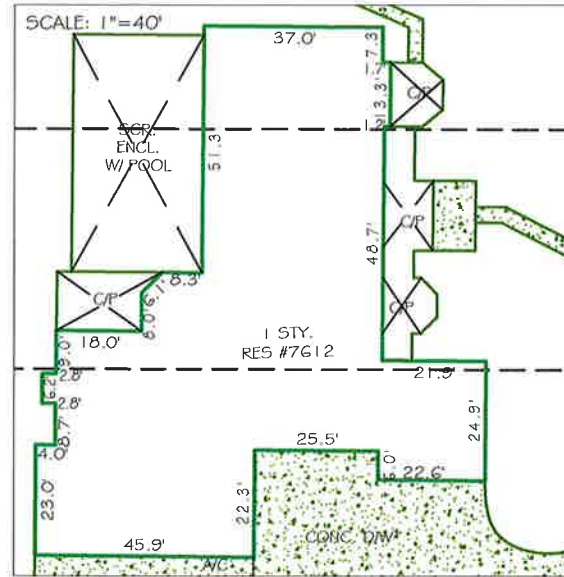
FIELD WORK DATE: 1/18/2018 REVISION DATES: (REV.0 1/19/2018)

18010346  
BOUNDARY SURVEY  
ORANGE COUNTY

TABLE:

- L1 S 0°00'51" W 141.05' (D)  
S 0°47'11" E 140.48' (M)
- L2 N 89°52'00" E 333.83' (M) TO W/C  
N 89°52'00" E 434'+/- (D)  
N 89°52'00" E 433.85' (C) O/A

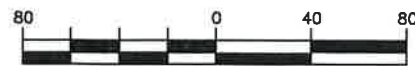
SURVEY CLOSURE LINES:  
1. N 11°01'20" E 146.03'



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey made in accordance with the Standards of Practice set forth in the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING  
State of Florida Professional Surveyor and Mapper  
License No. 6473

NOTES:  
FENCE, WOOD DOCK AND WALL OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)  
1 inch = 80' ft.



Prepared by and Return to:  
SUSAN K. BROWN, C.L.C.  
AMERICAS TITLE CORP  
1521 S. Crystal Lake Drive  
Orlando, Florida 32806

FILE NO.: 78-171161

DOC # 20180077627  
02/08/2018 10:04 AM . Page 1 of 1  
Rec Fee: \$10.00  
Deed Doc Tax: \$5,775.00  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: SIMPLIFILE LC

## WARRANTY DEED

Made this February 1, 2018 A.D. By **BRAD W. ARENZ AND PAULA R. ARENZ, HIS WIFE**, whose post office address is 2610 Raehn St, Orlando, Florida 32806, hereinafter called the grantor, to **KEVIN LEE AND CAROLINE R. LEE, HIS WIFE**, whose post office address is: 7612 Daetwyler Drive - Belle Isle, FL 32812, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$825,000.00 Eight Hundred Twenty Five Thousand dollars & no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

**Lots 5, 6, 7, 8, and the South 40 feet of Lots 4 and 9, Block 2, SILVER BEACH SUBDIVISION, as recorded in Plat Book L, Page 72, Public Records of Orange County, Florida, and that property lying West of said Lots 5, 6, 7, 8 and the South 40 feet of Lot 9, bounded on the North by the Westerly extension of the North boundary of the South 40 feet of said lot 9, bounded on the South by the Westerly extension of the South line of Lot 7, and bounded on the West by the 86.4 foot contour line of Lake Conway as established by the US Coast and Geodetic Survey.**

Parcel ID Number: 29-23-30-8036-02050

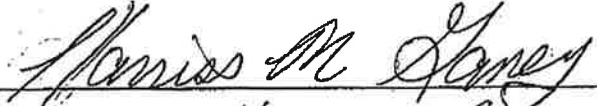
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name HARISS M. GANEY

  
BRAD W. ARENZ (Seal)

Dear members of the Planning and Zoning Board of Belle Isle and residents,

We are writing to request a fence/gate zoning variance for our property at 7612 Daetwyler Drive to replace a pre-existing fence. We would respectfully put in this request based on the following:

Our house is on the edge of Belle Isle and adjoins some areas with higher crime. On multiple occasions random uninvited individuals have come onto our property and into our backyard.

1. Daetwyler is an incredibly busy road. It has a very high number of daily drivers, many of which travel well above the posted speed limit and in some cases cars drag racing. We have a young child and are concerned about the potential dangers and safety issues being adjacent to the road. A gated and fenced yard would help keep our family safe.
2. Daetwyler is an incredibly busy road. It has a very high number of daily drivers, many of which travel well above the posted speed limit and in some cases cars drag racing. We have a young child and are concerned about the potential dangers and safety issues being adjacent to the road. A gated and fenced yard would help keep our family safe.
3. Unfortunately it is not possible for us to keep our children inside of the house at all times and at the chance that they were to get outside we could not prevent them from accidentally running into the road, which is why we'd like a preventative measure of having a fence to separate them from the road. The same is true for our dogs; while we do keep them confined to our backyard we are concerned about them accidentally making their way to the front and in-turn the road.
4. The variance will have no adverse effects upon adjacent properties as there is currently already a fence. We are only looking to replace the current fence which is in disrepair. Ultimately this will only have a positive impact on the adjacent properties as it will be built in a high quality manner and not be prone to breaking apart into the sidewalks.

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## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

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

#### ITEM 4

#### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** January 11, 2019

**PUBLIC HEARING CASE #2018-12-032** - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (A) (6) (D), SEC. 54-3 (H) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO PLACE SCREEN ENCLOSURE THAT IS 23.5 FEET IN HEIGHT ON A RESIDENTIAL PROPERTY. THIS IS 3.5 FEET TALLER THAN WHAT THE CODE ALLOWS, SUBMITTED BY APPLICANT RICHARD MORGAN/ JJ BUILDING LOCATED AT 6633 THE LANDINGS DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-4980-00-320.

**Background:**

1. On December 20, 2018, Richard Morgan submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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.

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**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Chapter 42, Article III, Sections 50-102 (a) (6) (d), Sec. 54-3 (h) and 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** this request for a variance to place screen enclosure that is 23.5 feet in height on a residential property. this is 3.5 feet taller than what the Code allows, submitted by applicant Richard Morgan/ JJ Building located at 6633 The Landings Drive, Belle Isle, FL 32812 also known as Parcel #20-23-30-4980-00-320.

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; ***use only if NONE of the justifying criteria have been met*** the requirements of section 42-64(1) Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** having **NOT** been met; ***[may be used in addition to above or alone]*** **TO DENY** this request for a variance to place screen enclosure that is 23.5 feet in height on a residential property. this is 3.5 feet taller than what the Code allows, submitted by applicant Richard Morgan/ JJ Building located at 6633 The Landings Drive, Belle Isle, FL 32812 also known as Parcel #20-23-30-4980-00-320.

**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.

**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.

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



*April Fisher, AICP*  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

January 10, 2019

**Variance Application: 6633 The Landings Drive**

Applicant Request: VARIANCE TO PLACE SCREEN ENCLOSURE THAT IS 23.5 FEET IN HEIGHT ON A RESIDENTIAL PROPERTY. THIS IS 3.5 FEET TALLER THAN WHAT THE CODE ALLOWS, SUBMITTED BY APPLICANT RICHARD MORGAN/ JJBUILDING LOCATED AT 6633 THE LANDINGS DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-4980-00-320.

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

**Review Comments**

This variance application seeks a variance from SEC. 50-102 (A) (6) (D), SEC. 54-3 (H) AND SEC. 42-64 to allow a screen enclosure over their pool deck that is 23.5 feet in height. This is a replacement of a screen enclosure that was lost due to fire damage to the property owner's home.

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

**Staff Recommendation**

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

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

The applicant has a two-story house (the primary structure) that has a balcony on the second floor. In order for the screen enclosure to cover the balcony, the additional 3.5 feet is needed.

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

The request for a variance is not self-created as the application is seeking to deviate from code requirements in a way that would lessen the environmental impact to adjacent properties. If the property was elevated so that a variance was not needed, there would be negative drainage impacts to surrounding properties.

3. 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 requested height is only 3.5 feet over the 20 feet allowed by code.

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

The requested variance can 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 does not exceed the height of the primary structure.

Staff provides a recommendation to approve the request based on meeting the criteria above. The land development code provides in Sec. 42-64 (1) h. that unless all criteria are met, a variance should not be approved. In this case, all criteria are met.

**Additional Notes**

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

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



City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: Dec 20, 2018 P&Z CASE #: 2018-12-032

[X] VARIANCE [ ] SPECIAL EXCEPTION [ ] OTHER DATE OF HEARING: January 22 2019

Table with 2 columns: Applicant/Owner, ADDRESS, PHONE, PARCEL TAX ID #. Applicant: Richard Morgan, ADDRESS: 6633 the Landings Drive, PHONE: 407 2346355.

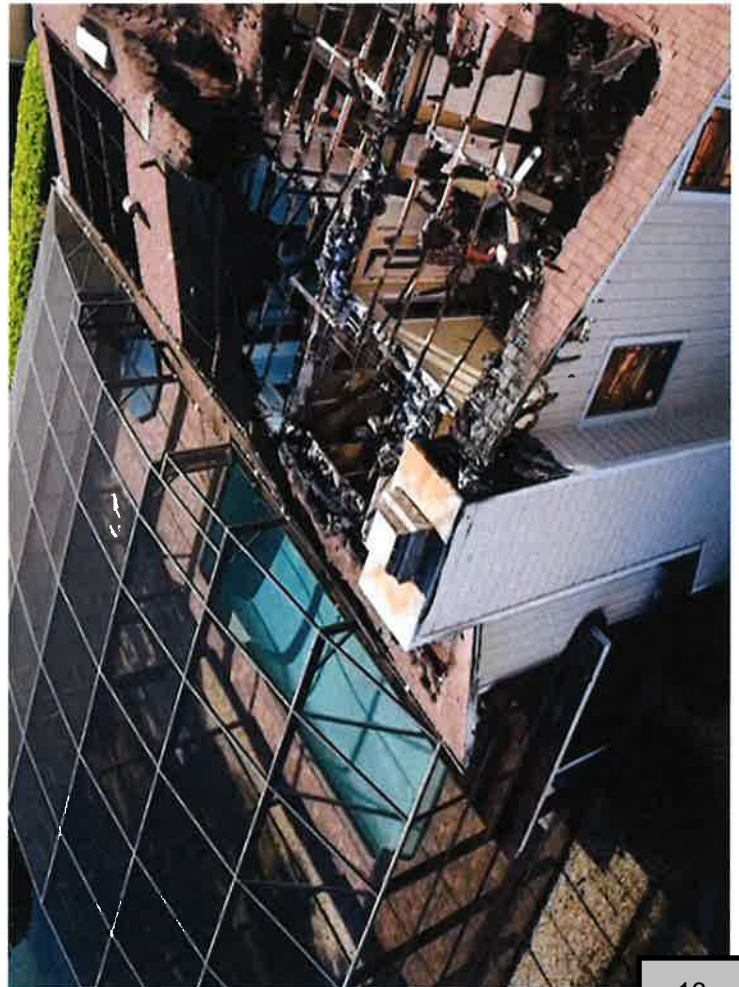
LAND USE CLASSIFICATION: R1AA ZONING DISTRICT:

DETAILED VARIANCE REQUEST: Special condition

SECTION OF CODE VARIANCE REQUESTED ON: 50-102A6D, 543H and Sec 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... 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.

Jan 22 2019—Planning & Zoning meeting  
6633 The Landings Drive  
2018-12-032





DETAILED VARIANCE REQUEST

Introduction: 6633 THE LANDINGS DRIVE-RICHARD MORGAN

Mr. Morgan purchased his home over 20 + years ago and had a pool/2-Story screen enclosure which he thoroughly enjoyed. His property overlooks the little lake behind him and the enclosure afforded him the ability to enjoy his patio/balcony/pool alike. Mr Morgan is simply asking for the ability for quiet enjoyment of his property just as he has had for 20+ years prior to the fire. He is not requesting the footprint be any wider than previous enclosure and he is not asking for a maximum like he could have with Orange County of 32'; rather he is simply asking for the minimum height possible to encompass his second story balcony (like he previously had) and still have a view of his lake behind him. If not for the fire the enclosure would have remained and there would not need to be a variance because it was an approved and existing pool/enclosure condition.

There is also a neighbor across the little lake DIRECTLY across from his pool who has an enclosure seemingly exceeding the 20' condition we surmise so they can enjoy the same conditions.

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

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

What would be the special conditions and circumstances unique to your property? What would be the unnecessary hardship? How were the special conditions noted above created?

6633 The Landings Drive was tragically struck by lightning one scary night in September 2017 and burned almost to the ground last September. Mr. Morgan lost almost every one of his possessions and has been displaced physically during the construction as well as financially burdened by the rebuild. It was completely unsalvageable according to his insurance company; a 100% loss. He is requesting restoration of enclosure due to FIRE.

We had to demo the remaining portions of the home and worked with Mr. Morgan and architect to design a home that was almost exactly in the same footprint as his original home. The enclosure had to be taken down due to fire and demolition. The remaining portions had to be scrapped.

We cannot raise the elevation of land anymore because of surrounding homes and the existing pool/grade/lake/drainage conditions that would create. Raising it would actually be a detriment to his neighbors and would create a drainage condition where there never was one to begin with before the fire.

Minimum Possible Variance Section 42-64 (1) f

We cannot accomplish creating the same condition of a 2 story enclosure that encompasses his balcony/pool etc for any less than 3.5 feet variance.

Mr Morgan hired Summertime Screens to design an enclosure that would encompass his balcony and patio areas just as he had previously had prior to the fire with the most minimal height possible.

We have a screen enclosure ready to be installed, but as you're aware the enclosure we are asking for will be 3.5' over the Belle Isle code section 50-102. We are 23.5 feet above grade. We cannot raise the elevation of land anymore because of surrounding homes and the existing pool/grade. As mentioned above raising the grade would create hardship for his surrounding neighbors and would create draining issues for the property, surrounding properties as well as the lake behind him. Restoration of enclosure due to fire more than 75% of structure was destroyed.

Purpose and Intent Section 42-64 (1) g

What effects will approval of the variance have on adjacent properties or the surrounding neighborhood?

Approving the variance for the 3.5' will have ZERO effect on the surrounding properties or neighborhood. There was an older home with 2 story screen enclosure there for 20+ years and now there is a new home (FORCED TO BE rebuilt due to a FIRE) with a 2 story screen enclosure. It does not impede their views or create any compatibility or safety issues.

J&J Building

Owner/Applicant

DocuSigned by:  
  
C7FF4CC1AC17455...

DocuSigned by:  
  
4CFF483F589C475...

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## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

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

#### ITEM 5

#### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** January 11, 2019

**PUBLIC HEARING CASE #2018-08-057** - PURSUANT TO BELLE ISLE CODE SEC. 42-64 THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

**Background:**

1. On August 30, 2018, Capital Lodging LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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.

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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.

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## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

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

#### PUBLIC HEARING CASE #2018-08-057

##### **SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Chapter 42, Article III, Section SEC. 50-73, SEC. 50-72 (d) (1), 50-72 (a) (1) and 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE (WITH THE STAFFS RECOMMENDED CONDITIONS)** this request for a variance from SEC. 50-73, to allow a maximum building height of 33 FEET instead of the standard maximum allowed building height in the C-1 Zoning District OF 30 FEET, and from SEC. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and from SEC. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as PARCEL # 30-23-30-0000-00-012.

##### **SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* having NOT been met; *[may be used in addition to above or alone]* **TO DENY** this request for a variance from SEC. 50-73, to allow a maximum building height of 33 FEET instead of the standard maximum allowed building height in the C-1 Zoning District OF 30 FEET, and from SEC. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and from SEC. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicany Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as PARCEL # 30-23-30-0000-00-012.

**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.

**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.

---

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**April Fisher, AICP**  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

January 10, 2019

**Variance Application: 1853 McCoy Road**

**Applicant Request:** VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

**Zoning/ Existing Use:** C-1 commercial/ Existing Hotel

**Review Comments**

This variance application seeks a variance as identified above. The property is currently developed with a hotel and the applicant is seeking to add an additional building with additional rooms to the hotel. The site plan application seeks to deviate from the code in the areas that are the subject of this variance application. These variances must be approved prior to consideration of the site plan application.

The applicant has provided supporting documentation addressing the variance criteria. Please note that part of the variance request from the applicant seeks relief from the parking stall dimension requirements. What the applicant proposes for these dimensions is consistent with Belle Isle code requirements, therefore this do not need the variance requested and is not included here.

**Staff Recommendation**

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

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

Special conditions for this property exist with respect to meeting maximum height requirements. There is an existing hotel that is 33 feet in height. The application is seeking to match the height of this existing building with the proposed building addition.

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

The request for a variance is not self-created as the application is seeking entitlements that match the existing building design and height.

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

The requested variance from the height requirement is the minimum possible variance to make reasonable use of the land. The proposed height increase does not exceed the height of the existing building.

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

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood given that the existing hotel on the property is already at a maximum height of 35 feet.

5. With respect to the requested variance for drive isle (interior driveways) width of 22 feet instead of the required 25 feet, this represents about a 10% and reduction in the code requirement. Often minor variances such as these are approved administratively. The Belle Isle Code does not make provision for such administrative approval. Granting this variance is not injurious to public health, safety and welfare and is a consistent width with the existing development and with Orange County codes.

6. With respect to the requested variance for a parking ratio of 0.7 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, according to the applicant's parking analysis. As presented, the proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition as the application states there is no longer consideration of an extended-stay hotel product.

Staff provides a recommendation to approve the requested variances based on the above information.

**Additional Notes**

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

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



*April Fisher, AICP*  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

January 10, 2019

**Site Plan Review:** 1853 McCoy Road

**Applicant Request:** Hotel Addition

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

### **Staff Application Review**

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on January 22, 2019. The proposed application is for a commercial development to include an addition to the existing hotel. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1).

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Hotels are allowed as a permitted use. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

### **Staff Review**

The proposed plan complies with the code with respect to setbacks and allowed uses (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057).

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

### **Staff Recommendations**

For the Board's consideration, it is within the Boards purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit certification that the existing dumpster facilities comply with code.
2. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. This buffer is identified on the plans as an existing 18-foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan.

The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.
4. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.
7. A condition that no extended-stay brand hotel shall be allowed based on the parking analysis study provided by the applicant to support the reduction in required parking.

With these conditions, staff recommends approval of the proposed hotel addition.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

#### **Next Steps**

The Board may approve the proposed site plan application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

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



( 2018 08-062 )  
( 2018-08-057 )

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: 8/30/2018

P&Z CASE #: 2018 08 062 + 2018 08 057

VARIANCE  SPECIAL EXCEPTION  OTHER

DATE OF HEARING: \_\_\_\_\_

APPLICANT: Go Construction Services

OWNER: Capital Lodging LLC

ADDRESS: PO Box 621874 Orlando FL 32862

1437 Long Meadow Way Windermere, FL 34786

PHONE: 321 400 5980

PARCEL TAX ID #: 1853 Mccoy Rd < 30-23-30-0000-00-012 >

LAND USE CLASSIFICATION: C1 ZONING DISTRICT: \_\_\_\_\_

DETAILED VARIANCE REQUEST: Please see the attached Narrative

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.

*Mhoy*

Amir Dhanji

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

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

## **PROJECT NARRATIVE & BACKGROUND**

The proposed hotel addition is to an existing 168 room Days Inn facility which was bought as a distressed asset several years ago by current property owner. Over the past several years, the property owner has invested significant time and efforts in 'cleaning up' removing undesirable tenants, upgrading the interiors and exteriors, improving service quality of the hotel and increase the overall occupancy of the hotel with considerable success. During this period, the owner has noticed that roughly 50 to 60 percent of his clients take shuttle bus, taxis, Uber and Lyft as means to reach the hotel location from the airport. Consequently the parking lot which currently has a total parking count of

The property in our view is in a good location with great potential to cater to legitimate business travelers and tourists. However the size of the hotel room at 168 room somewhat hinders its growth and prevents it from increasing its occupancy. The ownership has decided to add approximately 55 to 60 additional rooms to allow him to split the overall property into two branded flags, each with over 110 rooms. At present, the two flags the owner is contemplating is Days Inn and Hawthorn Suites hotel. This would make increase the occupancy rates, increase the property value and make the overall property more appealing,

There is an opportunity to add an additional building to the east of the property as shown in the attached site. However that would require variances in the parking requirement per City of Belle Isle code. Per our discussions with City Staff, we have decided not to impact or alter the rear landscape buffer and to leave it as is.

The proposed building will be three stories high but less than 35 feet in height, and will be designed to match the architecture/look and roof line of the existing building structure.

## **VARIANCES REQUESTED**

### **1. Reduction in Total Parking Required**

Justification: Per City of Bell Isle Code, where the total parking for a hotel required is 1 parking space per hotel room Plus 1 for every 100 sq. ft of office/lobby area. Based on the proposed site plan, the proposed parking ratio is 0.7 spaces for every room. While we do not meet City of Belle Isle standards, please note that we do meet Orange County and City of Orlando requirements. We are requesting a variance on lower parking requirement because, historic occupancy at this property is less than 70% overall and roughly 60 percent of the customers use airport shuttles, taxis, mass transit bus stops and recently Uber and Lyft for their transportation needs. At any given time, less than half of the parking is currently being used for hotel operations. Even with the proposed hotel addition, we believe there will be plenty of parking stalls available for customers use for smooth operations of the hotel. A detailed parking study has been prepared to support this request and has been included in the updated package.

**1. Relaxation of the Building Height Requirement**

Justification: We are proposing a 3-story building structure to match the existing hotel building. We are requesting a minor allowance in height requirement to allow the proposed addition to match the roofline of existing structure while maintaining consistency in architectural appearance with existing building. We are proposing a hotel building height to match existing hotel building which is 33 feet tall.

**2. Parking Stall Size and Drive isle width:**

Justification: The proposed parking stall widths are 9 x 20 in size and the proposed drive isle widths is 22 feet in front of the proposed building addition. The parking stalls and drive isle widths are consistent with existing parking lots, however they do not meet current site development standards per City of Belle Isle. We believe these sizes are adequate for parking conventional vehicles. We request a minor variance to allow the proposed addition's parking stalls and widths to match existing parking stall sizes.



TO: City of Belle Isle  
April Fisher, AICP

FROM: Vasu T. Persaud, PE, AICP, PTOE; Turgut Dervish, PE  
DATE: December 7<sup>th</sup>, 2018

RE: **Days Inn @ 1853 McCoy Road**  
**Parking Demand Analysis – Response to Comments**  
City of Belle Isle, Florida  
TPD № 5165

The following provides responses to comments received from the City of Belle Isle on December 4<sup>th</sup>, 2018 (See Attachment A) as it pertains to Parking Demand Analysis for the subject project.

**Comment 1: The parking study is misleading. The Belle Isle Code has a requirement for providing spaces for office area, it is not just lobby area (Orange County does also). I discussed this with and provided the information to Vasu. The calculations Vasu shows in the report for the City and Orange County are incorrect. No information has been provided in your application about how much office square-footage is in the existing hotel and the proposed addition (at the last meeting, it was discussed that there is at least 1000 square feet of office in the proposed addition). This must be part of the information provided to the board; it cannot be ignored as Vasu says he is doing for the lobby area. It is one thing to explain why he thinks it shouldn't count but to leave it out does not meet the City's code and is misleading with respect to the number of spaces required. The Board will know this information should be there (especially since it was discussed at the last meeting) and will not trust the report with it being left out. This will need to be revised before we can move forward.**

Response

We understand the philosophy of the comments provided by the reviewer and offer the following responses in an effort to find consensus solutions.

(a) It was not our intent to mislead when we did not include the stipulation of 1 parking space per 100 square feet of lobby/office area. We would not blindly apply any site plan design criteria if it is not applicable to a particular site. In developing a parking variance request, one is essentially requesting a revised parking ratio based on the specific characteristics of the proposed use/site. Inherently, we are required to provide site specific calculations which provide evidentiary support that the proposed parking ratio is valid. Consequently, in our professional engineering opinion and based on an intuitively reasonable assumption that a lobby is not a parking generator, a proposed parking rate was developed. This is a logical application of the City's Land Development Code and our intent is certainly not to mislead the City in any form or fashion. Furthermore, in developing the study we conducted field reviews, referenced other guidelines and compared other

data in arriving at the proposed parking ratio, so no one method was utilized.

(ii) We also respectfully disagree that the calculations for the City of Orlando and Orange County are incorrect. Please see below:

- City: 225 proposed rooms / 0.5 spaces per room = 113 parking spaces
- County: 225 proposed rooms / 1.5 spaces per room = 150 parking spaces

In addition, while Orange County does have a parking rate for the hotel lobby area, the County has accepted parking studies developed by TPD in which the lobby area is considered an ancillary use of the hotel not a parking generating use. Some of these hotels have been constructed and no parking issues have been noted.

**Comment 2:** There was also discussion about the substantiation of an extended stay format for the proposed addition in relationship to the request for relief from the number of parking requirements. The parking study specifically identifies the guest market for tourist and airport occupants but does not address the extended stay discussion the Board had with you at the last meeting.

Response:

Based on discussion with the applicant team it noted that a extend stay brand/flag is no longer being pursued for this project

**Additional Feedback**

A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, with the mainstream prevalence of ride share services, such as Uber and Lyft, and the airport shuttle bus service that runs 21 hours a day between the hotel and the airport, it is not necessary for hotel guests to obtain a rental car as their primary means of transportation. The airport shuttle bus service, is a free service available to guests at various hotels in the immediate area, paid for by the hotel owners. Guests are able to use the shuttle service to get to and from the hotel and then use Uber and Lyft to move around Orlando without the need to park a car in the hotel parking lot. The City's parking standards were developed prior to the advent of ride share services, such as Uber and Lyft, and likely, were not developed for hotels which operated a shuttle service.

NAME:  
Florida P.E. №:  
DATE:  
SIGNATURE:



**Attachment A**  
**City Comments**

## Vasu Persaud

---

**From:** shri@landsmartconsultants.com  
**Sent:** Tuesday, December 4, 2018 12:27 PM  
**To:** 'April Fisher'; 'Bob Francis'; 'Amirali Dhanji'; 'Nizam'; 'Yolanda Quiceno'  
**Cc:** Vasu Persaud  
**Subject:** RE: FW: 5165 Days Inn (1859 McCoy Road)

Hello April,

I will have Vasu respond to comments 1 and 2.

On item no. 3, we are NOT affecting the buffers along the northern property boundary, they will remain as is. The eastern buffer is also the same width as what currently exists. The dumpster location is also at the same location. It was pushed back to facilitate better circulation of traffic. However, we can bring it back to current location.

On item No. 4, two of the sheets submitted are a replacement to previously submitted plan sheets. The elevation drawing is an additional sheet. Remaining sheets that you already have in possession remains unchanged and is part of the submittal..

We will draft a cover letter explaining these sheets.

Shri Rao, MS. PE.  
President, LandSmart Consultants  
Director of Development, SunPark Company, LLC  
Ph. 407-694-5148  
<https://www.linkedin.com/in/shrirao>

---

**From:** April Fisher [mailto:aprilfisher73@gmail.com]  
**Sent:** Tuesday, December 04, 2018 12:15 PM  
**To:** Shri at LandSmart Consultants; Bob Francis; Amirali Dhanji; Nizam; Yolanda Quiceno  
**Subject:** Re: FW: 5165 Days Inn (1859 McCoy Road)

Shri,

I have completed the sufficiency review of your submittal and it is unable to be placed on the December 20th Planning and Zoning Board agenda for the following reasons:

1) The parking study is misleading. The Belle Isle Code has a requirement for providing spaces for office area, it is not just lobby area (Orange County does also). I discussed this with and provided the information to Vasu. The calculations Vasu shows in the report for the City and Orange County are incorrect. No information has been provided in your application about how much office square-footage is in the existing hotel and the proposed addition (at the last meeting, it was discussed that there is at least 1000 square feet of office in the proposed addition). This must be part of the information provided to the board; it can not be ignored as Vasu says he is doing for the lobby area. It is one thing to explain why he thinks it shouldn't count but to leave it out does not meet the City's code and is misleading with respect to the number of spaces required. The Board will know this information should be there (especially since it was discussed at the last meeting) and will not trust the report with it being left out. This will need to be revised before we can move forward.

2) There was also discussion about the substantiation of an extended stay format for the proposed addition in relationship to the request for relief from the number of parking requirements. The parking study specifically identifies the guest market for tourist and airport occupants but does not address the extended stay discussion the Board had with you at the last meeting.

3) Your plans do not indicate that you are seeking a variance from the required buffers, but the buffers you show do not indicate how they meet code requirements with respect to plantings and show the dumpster relocated into the north buffer adjacent to residential, which is not permissible without a variance. Another item that the Board requested clarification from you at the last meeting was to confirm the height variance request- that it looked like the proposed is 35 feet instead of the requested 33 feet, nothing has been provided with your revised application to clarify this. Additionally, the text of your variance request on the plans does not state the specific requested height, it only says three stories. This needs to be corrected to so it is clear to the Board what the total height of the addition is going to be.

4) The plans you have submitted with the parking study are only three pages and provide less information than what was previously submitted to the Board. Why is this? Are these to replace your previous submittal or in addition to? Are they just for the variance application or both the variance and site plan applications? The elevation sheet you have now provided does not indicate the heights of the buildings. We need a complete plan set with your application packets (variance and site plan), a cover letter explaining what is in your submittals and what your application is asking for is also helpful.

I did listen to the audio of the meeting again. Your items were continued to a date certain but that meeting was canceled. Because of this, you do not have to pay the re-advertising fee. In order to be placed on the January agenda, I will need your submittal no later than December 27th to ensure time for review prior to the meeting. Earlier would be better so that there is time to remedy any issues we may come across.

Thank you,

April

April Fisher, AICP  
Fisher Planning and Development Services  
407-494-8789

On Mon, Dec 3, 2018 at 4:01 PM <[shri@landsmartconsultants.com](mailto:shri@landsmartconsultants.com)> wrote:

This is the final Parking Study report

Nizam will mail you the hard copies.

We really need to try and get this to dec. 20. Can you please help.

Best regards



Shri Rao, MS. PE.

President, LandSmart Consultants

Director of Development, SunPark Company, LLC

Ph. 407-694-5148

<https://www.linkedin.com/in/shrirao>

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**From:** Vasu Persaud [mailto:[Vasu@tpdtraffic.com](mailto:Vasu@tpdtraffic.com)]

**Sent:** Monday, December 03, 2018 1:07 PM

**To:** 'Shri at LandSmart Consultants'; 'Khan Nizam'

**Subject:** 5165 Days Inn (1859 McCoy Road)

Shri/Nizam,

Please find attached the finalized parking study for this project.

I made a few revisions to the report. This represents the final.

Thank you,

Vasu

Vasu T. Persaud, PE, AICP, PTOE

TRAFFIC PLANNING AND DESIGN, INC.

535 Versailles Drive, Suite 100, Maitland, Florida 32751

407-628-9955 W, 321-948-9594 C, 407-628-8850 F

[Vasu@tpdtraffic.com](mailto:Vasu@tpdtraffic.com)

**PARKING DEMAND STUDY**  
**DAYS INN @ 1853 McCOY ROAD**  
**CITY OF BELLE ISLE, FLORIDA**



Prepared for:

**Go Construction Services**  
**P.O. Box 621874**  
**Orlando FL 32862**

Prepared by:

**Traffic Planning and Design, Inc.**  
**535 Versailles Drive**  
**Maitland, Florida 32751**  
**407-628-9955**

December 2018

TPD № 5165

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Days Inn @ 1853 McCoy Road

**LOCATION:** City of Belle Isle, Florida

**CLIENT:** Go Construction Services

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:**

Turgut Dervish

**P.E. No.:**

20400

**DATE:**

December 17, 2018

**SIGNATURE:**



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## INTRODUCTION

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed project to support a parking ratio variance request.

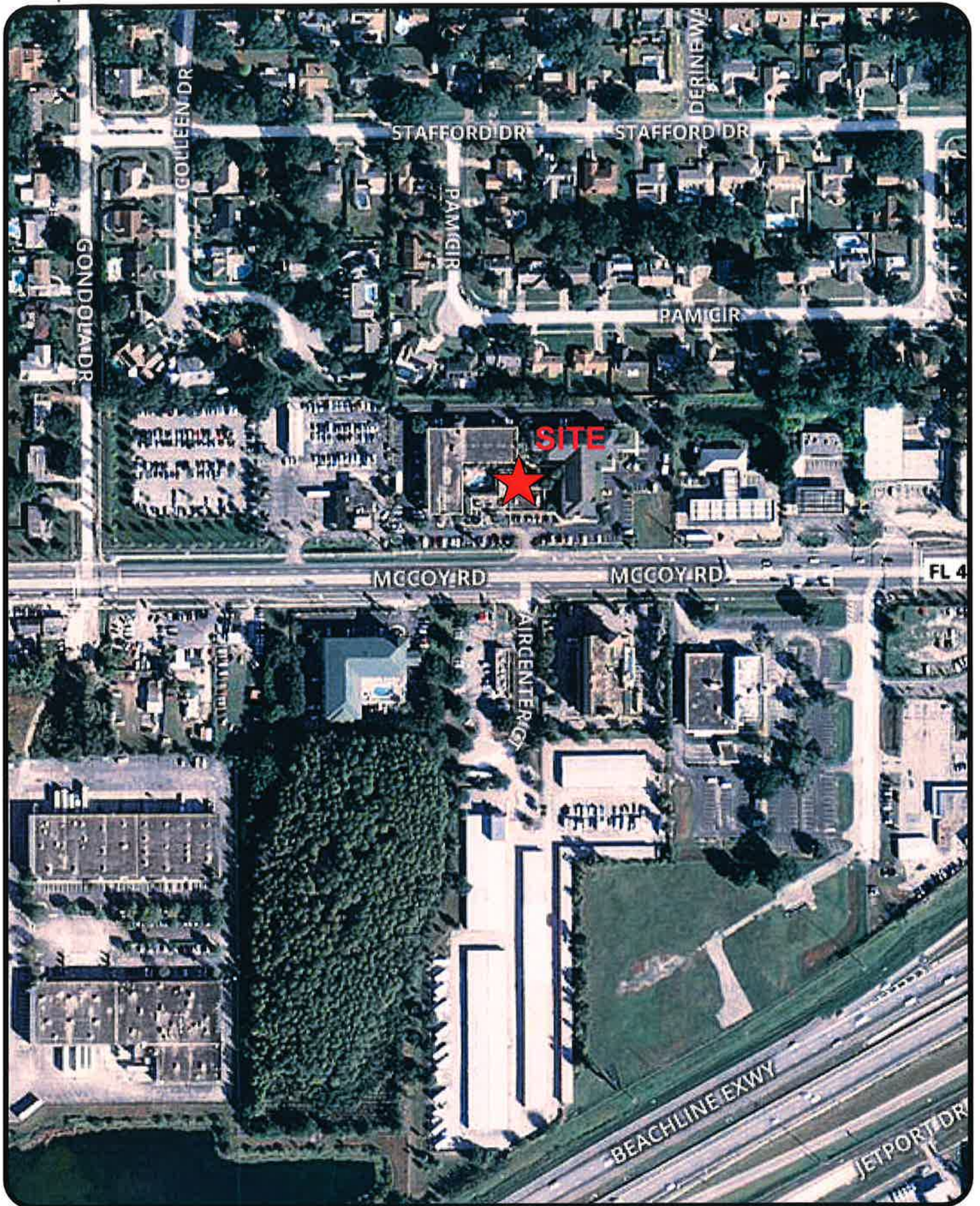
The existing Days Inn facility was bought as a distressed asset several years ago by current property owner. Over the past several years, the property owner invested a significant amount of time and effort in 'cleaning up', removing undesirable tenants, upgrading the interior and exterior, improving hotel service quality and increasing the overall occupancy of the hotel with considerable success. During this period, the owner noticed that roughly 50 to 60 percent of guests utilize shuttle buses, taxis, Uber and Lyft as means to travel to and from the hotel location. Consequently, much of the existing parking spaces went unused.

This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4<sup>th</sup> Edition*; and, (c) past parking surveys at three (3) similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel. **Figure 1** depicts the site location and **Figure 2** provides the proposed parking configuration.

### Data and Methodology

Data used in the analysis consisted of site plan/development information provided by the Project Engineers, parking counts obtained by TPD, Inc. and parking guidance published by the Institute of Transportation Engineers (ITE) and as documented in the City of Belle Isle Land Development Code/Code of Ordinances. Excerpts from these documents are referenced in the study as appropriate and provided in the Appendix section.



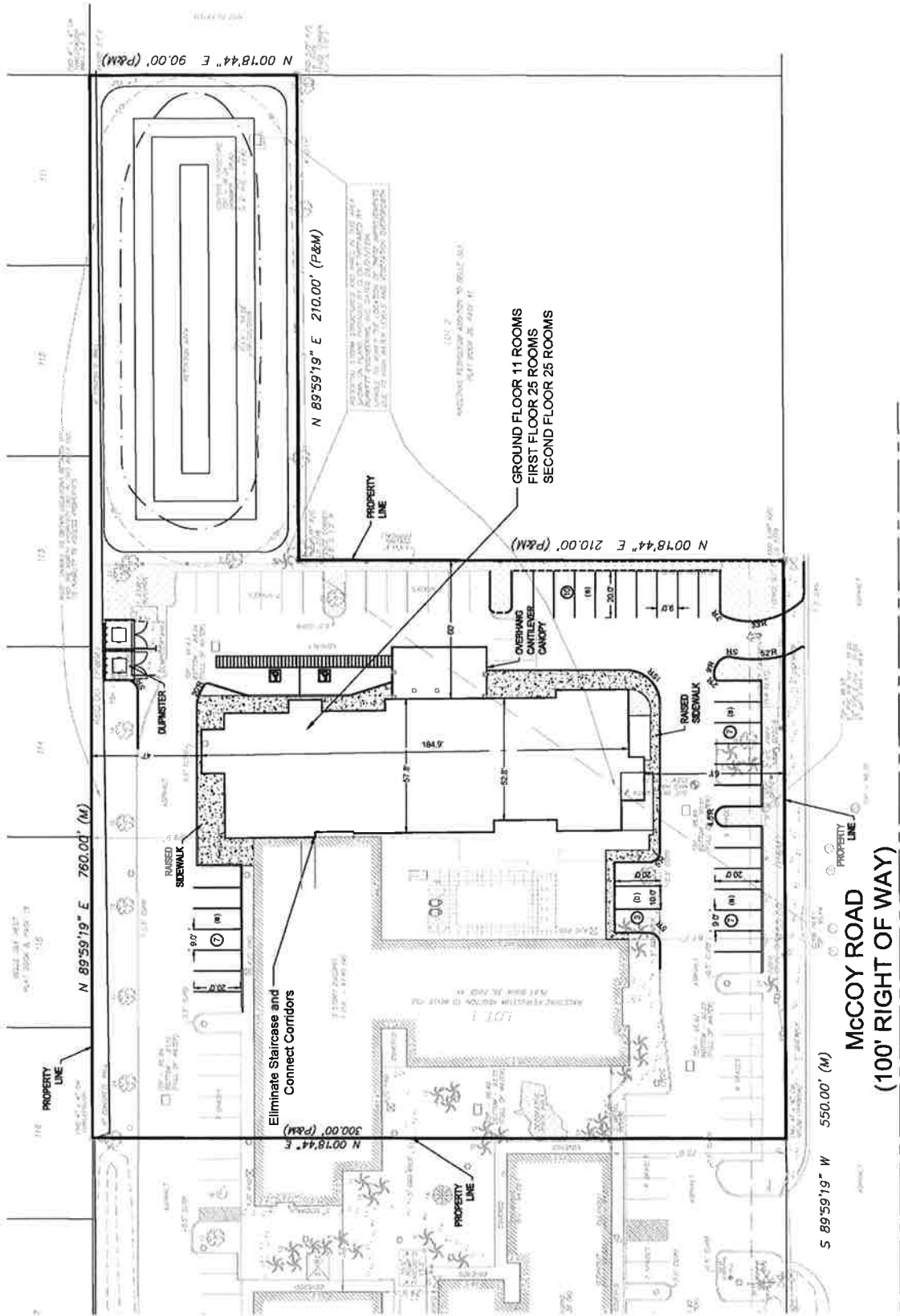


Days Inn @ 1859 McCoy Road  
Project No 5165  
Figure 1

### Project Location Map

N





\*Not to Scale.

\*\* Provided for reference purposes only. Full details available as part of the site plan submittal package.



Days Inn @ 1859 McCoy Road  
 Project № 5165  
 Figure 2

Preliminary Site Plan

## MULTIMODAL TRANSPORTATION OPTIONS

A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, with the mainstream prevalence of ride share services, such as Uber and Lyft, and the airport shuttle bus service that run 21 hours a day between the hotel and the airport, it is not necessary for hotel guests to obtain a rental car as their primary means of transportation. The airport shuttle bus service, is a free service available to guests at various hotels in the immediate area, paid for by the hotel owners. Guests are able to use the shuttle service to get to and from the hotel and then use Uber and Lyft to move around Orlando without the need to park a car in the hotel parking lot. The City's parking standards were developed prior to the advent of ride share services, such as Uber and Lyft, and likely were not developed for hotels which also operate a shuttle service.

## CITY OF BELLE ISLE PARKING REQUIREMENTS

Based upon the City of Belle Isle Land Development Code (see **Appendix A** for excerpt), the parking requirements for the subject hotel use is provided in **Table 1**.

**Table 1**  
**City of Belle Isle Parking Requirement Calculation**

Number of Unites	County Parking Ratio	Spaces Required
225 Rooms	1 space per 1 room = 1.00	225

As indicated the proposed hotel is required by the City of Belle Isle to provide 225 parking spaces.

It should be noted that while the hotel has a lobby area, this area is for hotel room guests and does not have an additional parking demand. More specifically, guests come to the hotel for the hotel rooms not the hotel lobby and, consequently, the parking requirement for the hotel rooms incorporates that of the lobby area. Therefore, additional parking for lobby use was not calculated.

In addition, shuttle service is currently provided at the hotel to take guest to and from the Airport. Based on this experience, guests tend to use the shuttle to go to and from the airport and then





calculated.

In addition, shuttle service is currently provided at the hotel to take guest to and from the Airport. Based on this experience, guests tend to use the shuttle to go to and from the airport and then use ride-share service (such as Uber and Lyft) to move around Orlando. Currently, this has reduced the existing Days Inn parking demand.

## ADJACENT JURISDICTION PARKING REQUIREMENTS

A review was conducted of the City of Orlando and Orange County Land Development Codes (See **Appendix B** - Section 61.322 and Section 38-1476, respectively.) in an effort to compare parking requirements/standards in the area. The comparative parking requirements for the subject hotel use is provided in **Table 2**.

**Table 2**  
**Adjacent Jurisdiction Parking Requirements**

<b>Number of Unites</b>	<b>County Parking Ratio</b>	<b>Spaces Required for Proposed Project</b>
City of Orlando	0.5 spaces per 1 room = 0.5	113 spaces
Orange County	1 space per 1.5 room = 0.67	150 spaces

As indicated, the proposed hotel project would require 113 and 150 parking spaces per the City of Orlando and Orange County Land Development Codes, respectively.

## ALTERNATIVE PARKING CALCULATION

An alternative parking calculation was performed utilizing trip generation rates compiled by the Institute of Transportation (ITE) in its 4<sup>th</sup> Edition *Parking Generation* (see **Appendix C** for excerpts). ITE provides trip generation data for different types of lodging facilities. The lodging types appropriate for this calculation are ITE Land Use Code 310: Hotel and Code 320: Motel.

Utilizing average peak period parking demand during weekdays, the parking demand calculations as per ITE rates was calculated for each type of lodging facility as follows:

- Hotel - 0.89 spaces/occupied room = 225 x 0.89 = 201 spaces
- Motel - 0.71 spaces/occupied room = 225 x 0.71 = 160 spaces
- Average Rate parking demand = (0.89+0.71) ÷ 2 = 225 x 0.80 = 180 spaces

**PARKING SURVEY**

The survey was performed on two days (Friday and Saturday) on January 5<sup>th</sup> and 6<sup>th</sup>, 2018 during peak winter tourist season in Orlando. It was conducted from 10:00 P.M. to 12:00 P.M. on each survey day. Based upon discussions with the hotel front desk staff, past similar project experience and field observations, this time period was determined to represent the peak parking activity/demand at each hotel. Three similar hotels were utilized as data was available from a past project and due to their similarity to the proposed hotel project. The hotels evaluated were:

- SpringHill Suites at SeaWorld - 10801 International Dr, Orlando, FL 32821
- Fairfield Inn & Suites at SeaWorld - 10815 International Dr, Orlando, FL 32821
- Courtyard South/John Young Parkway - 4120 W Taft Vineland Rd, Orlando, FL 32837

**Figure 3** and **Figure 4** provide aerial images of these hotels and their parking areas.

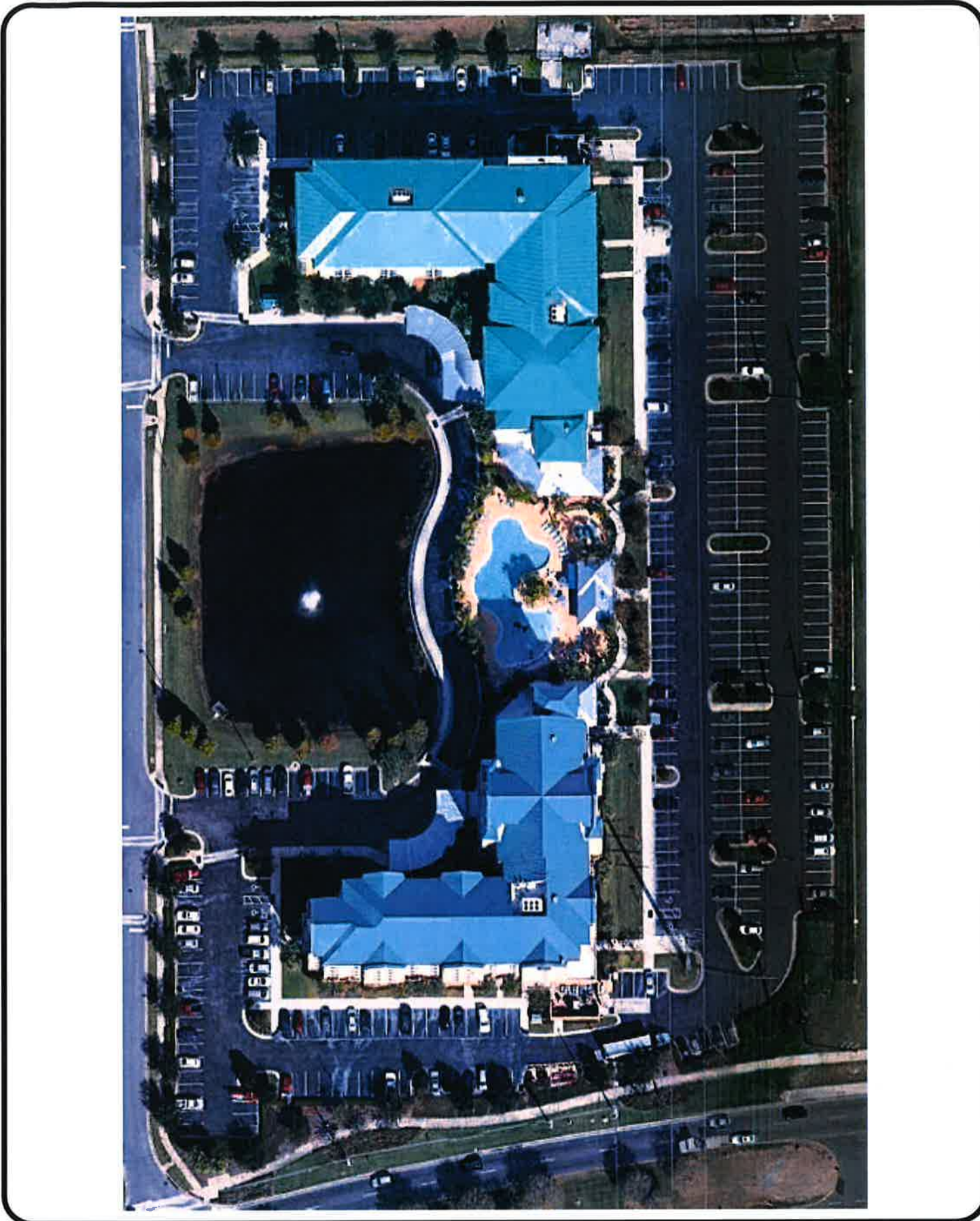
The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in **Table 3**.

**Table 3  
Parking Supply Summary**

No.	Hotel Name	Total Number of Rooms	Number of Rooms Occupied	Total Number of Parking Spaces	Peak Parking Accumulation	Peak Parking Ratio <sup>2</sup>
1	SpringHill Suites by Marriott Orlando at SeaWorld <sup>1</sup>	200	166	377	213	0.71
2	Fairfield Inn & Suites by Marriott Orlando at SeaWorld <sup>1</sup>	200	133			
3	Courtyard by Marriott Orlando South/John Young Parkway	128	88	139	66	0.75
<b>Average</b>						<b>0.73</b>

Notes:

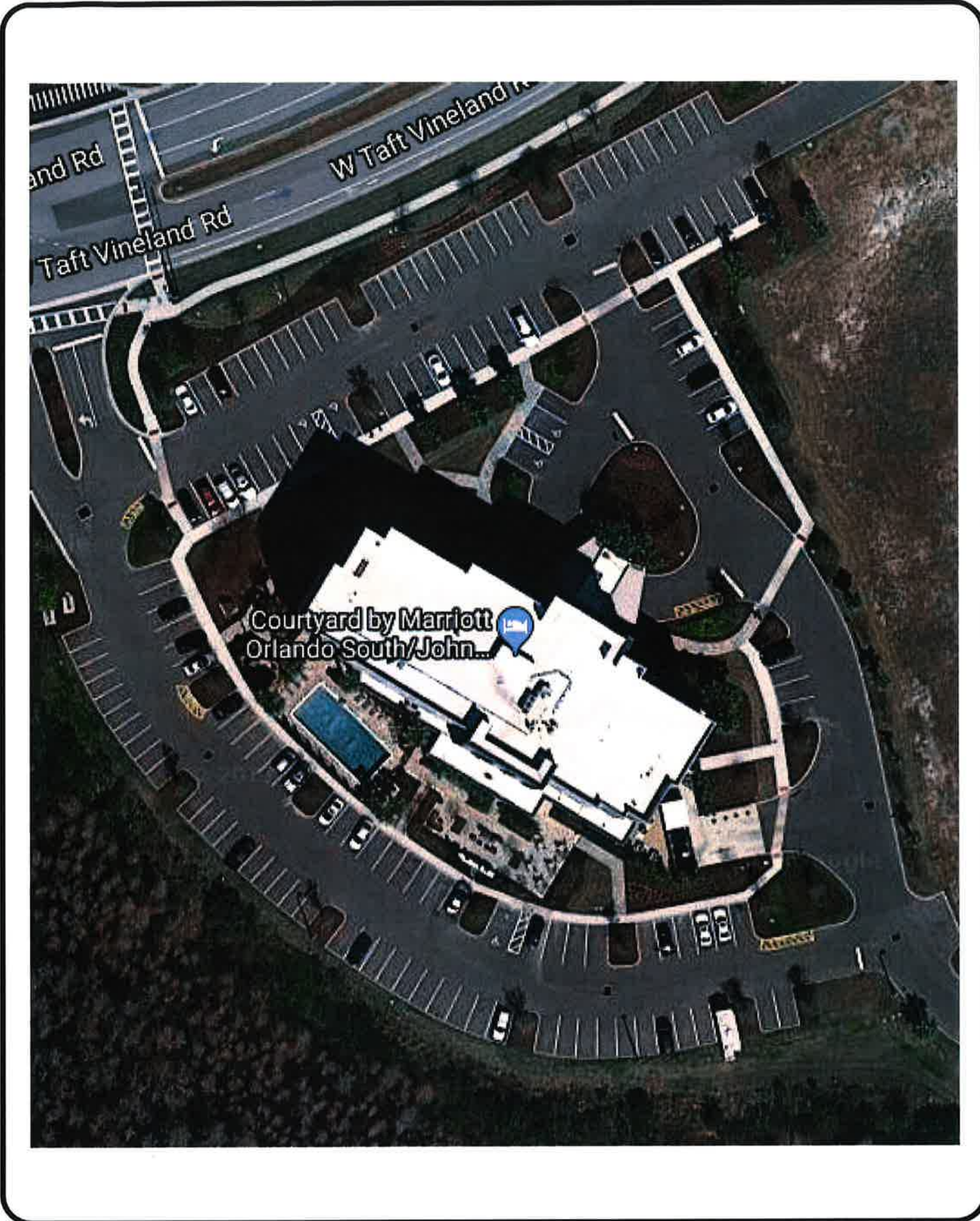
1. Hotel share parking
2. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied



Days Inn @ 1859 McCoy Road  
Project № 5016  
Figure 3

**Parking Aerial**  
**SpringHill Suites & Fairfield Inn**





Days Inn @ 1859 McCoy Road  
Project № 5016  
Figure 4

Parking Aerial  
Courtyard Marriott

As shown, the parking survey average peak parking ratio was 0.73 and a reasonable ratio as compared to both guidance documented by Orange County and ITE, as previously discussed.

Consequently, the parking survey derived parking demand is as follows:

- Parking survey derived parking demand =  $225 \times 0.73 = \underline{165 \text{ spaces}}$

Field review pictures are provided in **Figure 5** visually depicting some of the empty parking spaces observed at the three study hotels surveyed.



**Figure 5 Parking Survey Pictures**

## STUDY CONCLUSIONS

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed addition project to support a parking ratio variance request. A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, the mainstream prevalence of rideshare services, such as Uber and Lyft, and the airport shuttle bus service.

This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4<sup>th</sup> Edition*; and, (c) past parking surveys at three (3) similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel.

The following is a summary of the results of the alternative parking demand calculations as described herein:

- City of Belle Isle Requirements ..... 1.00 spaces/occupied room (225 spaces)
- City of Orlando Requirements ..... 0.50 spaces/occupied room (113 spaces)
- Orange County Requirements ..... 0.67 spaces/occupied room (150 spaces)
- ITE Parking Rates ..... 0.80 spaces/occupied room (180 spaces)
- Parking Survey ..... 0.73 spaces/occupied room (175 spaces)
- Averaged Parking Rate ..... 0.74 spaces/occupied room (167 spaces)

The proposed development will provide 169 parking spaces (161 regular, 8 handicap) with a minimum parking ratio of 0.75 parking spaces/occupied room (at full occupancy) and is therefore sufficient to accommodate the averaged alternative parking demand of 167 spaces as determined in this study.

**APPENDIX A**

City of Belle Isle Parking Requirements Excerpts



General business establishments: Hardware, furniture, appliances, jewelry, apparel stores, etc.	per 300 gross floor area minimum of 3 spaces
Hospitals, sanitariums, rest and convalescent homes, etc.	2 spaces for each bedroom plus 2 spaces per 5 employees
Hotels, motels, tourist courts	per 1 guestroom plus 1 space per each 100 square feet of office/lobby
Industrial use, manufacturing and warehousing	per 1,000 square feet plus 1 space per bay
Kennels and veterinary clinics	per 300 square feet of office animal shelter and run area
Medical, dental, optical clinics and offices	per 200 square feet of building area
Miniwarehouses	per 50 units to be located at office/entrance area
Mortuaries	per 4 people of chapel capacity
Office building, including business, commercial and government	per 200 square feet of floor area
Personal services establishments: Beauty salons, barbershops, banks, financing institutions	per 100 square feet for 1st floor plus per 200 square feet above 1st floor, excluding storage
Post office	4 spaces per service window plus per government vehicle plus per 4 employees

**APPENDIX B**

Adjacent Jurisdiction Parking Requirements Excerpts

Hotels & motels - total all of the following:		
Guest Rooms	0.5:lodging unit	1:lodging unit
Restaurant, cocktail lounge	5:1000 sf GFA	10:1000 sf GFA
Banquet/meeting rooms	0.25:seat	0.5:seat
Other uses: ½ the number of spaces ordinarily required by the land use category		
Laboratories, medical & dental	2.5:1000 sf GFA	4:1000 sf GFA
Libraries	2.5:1000 sf GFA	4:1000 sf GFA
Manufacturing & processing	1.5:1000 sf GFA	3.5:1000 sf GFA
Museums & art galleries	2.5:1000 sf GFA	4:1000 sf GFA
Offices - general, government, postal	2.5:1000 sf GFA	4:1000 sf GFA
Offices/Clinics - medical, dental	2.8:1000 sf GFA	5.3:1000 sf GFA
Offices - telemarketing, call center	2.5:1000 sf GFA	6:1000 sf GFA
Open air markets	2.5:1000 sf BSA	4:1000 sf BSA

<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members
<i>Day care centers and kindergartens</i>	1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</i>	1 spaces for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Hospitals, sanitariums, foster group homes, and similar institutions</i>	2 spaces for each bedroom and office building criteria.
<i>Hotels, motels, tourist courts</i>	1 space for each 1½ rooms, plus 1 space for each 100 square feet of office, plus restaurant and retail sales criteria must be met when applicable
<i>Industrial uses, manufacturing and warehousing</i>	1 space for each bay, plus 1 space for each 1,000 square feet
<i>Kennels and veterinary clinics</i>	1 space for each 300 square feet of office, animal shelter and run area
<i>Mechanical garages</i>	1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays
<i>Medical dental, optical clinics and offices</i>	1 space for each employee, plus 2 spaces for each examination room

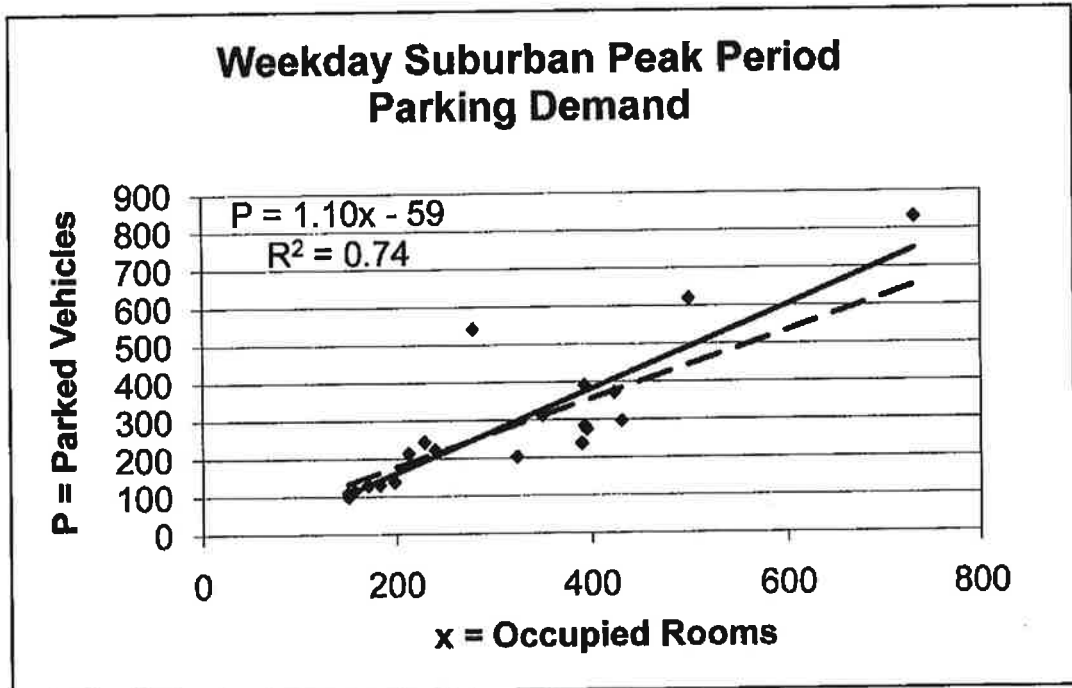
**APPENDIX C**

ITE Park Generation 4<sup>th</sup> Edition Excerpts

# Land Use: 310 Hotel

## Average Peak Period Parking Demand vs. Occupied Rooms On a: Weekday Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–1:00 p.m.; 7:00–10:00 p.m.; 11:00 p.m.–5:00 a.m.
Number of Study Sites	20
Average Size of Study Sites	315 occupied rooms
Average Peak Period Parking Demand	0.89 vehicles per occupied room
Standard Deviation	0.31
Coefficient of Variation	35%
95% Confidence Interval	0.75–1.02 vehicles per occupied room
Range	0.61–1.94 vehicles per occupied room
85th Percentile	1.08 vehicles per occupied room
33rd Percentile	0.72 vehicles per occupied room



◆ Actual Data Points

— Fitted Curve

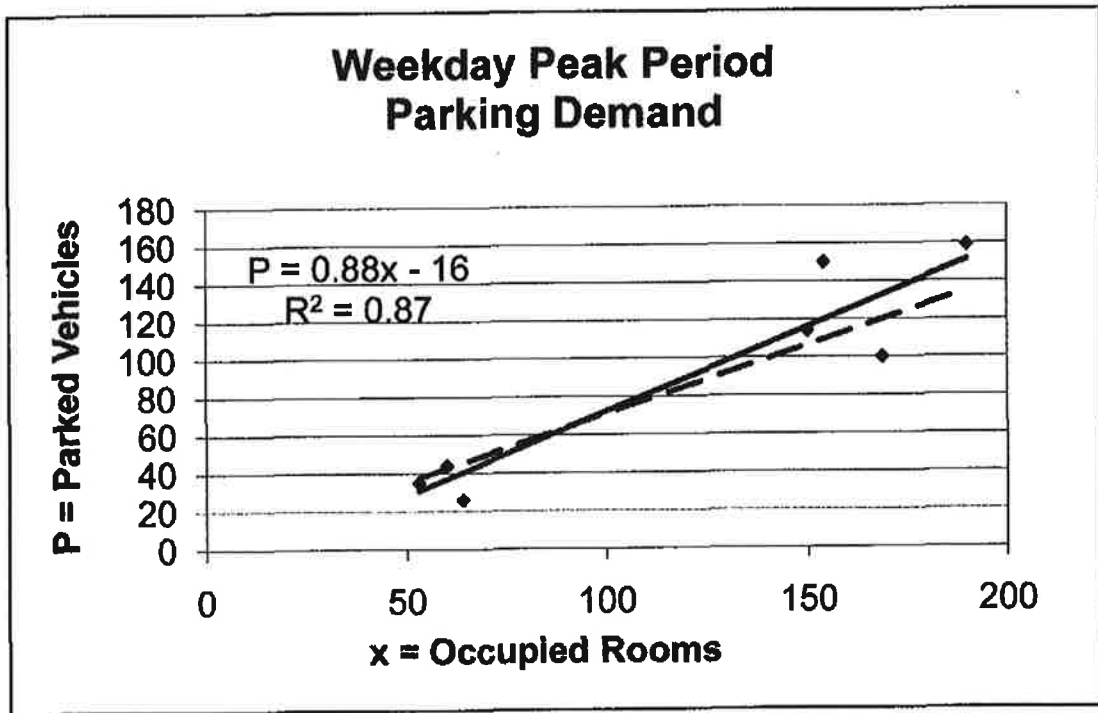
---- Average Rate

# Land Use: 320 Motel

## Average Peak Period Parking Demand vs. Occupied Rooms On a Weekday

Statistic	Peak Period Demand
Peak Period	Varies*
Number of Study Sites	7
Average Size of Study Sites	120 occupied rooms
Average Peak Period Parking Demand	0.71 vehicles per occupied room
Standard Deviation	0.18
Coefficient of Variation	26%
Range	0.41–0.97 vehicles per occupied room
85th Percentile	0.85 vehicles per occupied room
33rd Percentile	0.66 vehicles per occupied room

\* Refer to the "Database Description" section for an explanation of the undefined peak parking period.



◆ Actual Data Points

— Fitted Curve

---- Average Rate





*April Fisher, AICP*  
PRESIDENT  
407.494.8789  
fisherpds@outlook.com

January 10, 2019

**Site Plan Review:** 1853 McCoy Road  
**Applicant Request:** Hotel Addition  
**Existing Zoning/Use:** Retail Commercial District (C-1)/ Hotel

### **Staff Application Review**

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on January 22, 2019. The proposed application is for a commercial development to include an addition to the existing hotel. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1).

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Hotels are allowed as a permitted use. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

### **Staff Review**

The proposed plan complies with the code with respect to setbacks and allowed uses (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057).

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

### **Staff Recommendations**

For the Board's consideration, it is within the Board's purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit certification that the existing dumpster facilities comply with code.
2. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. This buffer is identified on the plans as an existing 18-foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan.

The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.
4. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.
7. A condition that no extended-stay brand hotel shall be allowed based on the parking analysis study provided by the applicant to support the reduction in required parking.

With these conditions, staff recommends approval of the proposed hotel addition.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

#### **Next Steps**

The Board may approve the proposed site plan application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

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

---

## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

---

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

#### ITEM 6

#### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** January 11, 2019

**PUBLIC HEARING CASE #2018-08-062** - PROPOSED DEVELOPMENT SITE PLAN. PURSUANT TO BELLE ISLE CODE SEC. 54-79 (F) (4), THE BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN, SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

**Background:**

1. On August 30, 2018, Capital Lodging LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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.

---

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.

---

## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

---

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

#### PUBLIC HEARING CASE #2018-08-062

##### **SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Chapter 42, Article III, Section SEC. 54-79 (f) (4) and 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** (WITH THE STAFFS RECOMMENDED CONDITIONS) this request for a Proposed Development Site Plan pursuant to Belle Isle Code Sec. 54-79 (f) (4) submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

##### **SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-64(1) Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** having **NOT been met**; ***[may be used in addition to above or alone]*** **TO DENY** this request for a Proposed Development Site Plan pursuant to Belle Isle Code Sec. 54-79 (F) (4) submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**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.

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

---

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

---

## NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

---

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

#### ITEM 7

#### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** January 11, 2019

ORDINANCE 19-01: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED BEHIND 2635 MCCOY ROAD, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**Background:**

1. On January 3, 2019, City of Belle Isle submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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 recommend approval of Ordinance 19-01 to City Council for review and consideration.

ORD 19-01 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED behind 2635 mccoys road, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE

**SAMPLE MOTION TO DENY:**

"I deny approval of Ordinance 19-01 as written.

ORD 19-01 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED behind 2635 mccoys road, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE

---

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



# CITY OF BELLE ISLE, FLORIDA

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

## **APPLICATION FOR CHANGE IN ZONING CLASSIFICATION**

**\*\* Per LDC, Chap. 42, Art. III, Sec. 42-61, a \$165.00 filing fee must be attached with EACH application \*\***

Parcel ID#: 30-23-30-0000-00-020

Date of Request: December 27, 2018

Applicant's Name: City of Belle Isle

Owner's Name: City of Belle Isle

Applicant's Address: 1600 Nela Ave.

Owner's Address: 1600 Nela Ave.

City, State, Zip: Belle Isle, FL 32809

City, State, Zip: Belle Isle, FL 32809

Applicant's Phone #: 407-851-7730

Owner's Phone #: 407-851-7730

Applicant's Email: bfrancis@belleislefl.gov

Owner's Email: bfrancis@belleislefl.gov

Request is hereby made for a change in Zoning Classification from C-1 to OS.

Current Use is: Vacant Land

Previous Use was: Orchard

Reason for request and proposed use (required): The City of Belle Isle is requesting the change to Open Space (OS) to keep the land in its natural state and act as a buffer between the Commercial District on McCoy Road and the residential housing on Trentwood Blvd. The open space will also allow for a refuge for animals and birds.

If Owner owns any adjacent parcels, please list Parcel ID #s: None

Applicant Signature: [Signature] CITY MANAGER      Owner Signature: [Signature]

**\*\*A COMPLETE SURVEY MUST ACCOMPANY ALL REZONING APPLICATIONS\*\***

FOR OFFICE USE ONLY:			
Application Recd On	<u>12/2018</u>	Application Recd By	<u>[Signature]</u>
P&Z Case #	<u>2019-01-012</u>	P&Z Hearing Date	<u>Jan 22 2019</u>
\$165.00 Check #/Cash		<u>(City Request)</u>	
P&Z Board Approved or Denied Application? (circle one)			





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**Mccoy Rd** < 30-23-30-0000-00-020 >

Name(s)

City Of Belle Isle

Property Name

N/A. Click information icon to contribute.

Mailing Address On File

Belle Isle, FL 32809-6199

[Incorrect Mailing Address?](#)

Belle Isle

Municipality

8900 - Municipal

Property Use

Orlando, FL 32809

Postal City and Zipcode

Mccoy Rd

Physical Street Address

**Property Description**

COMM SE COR GOVERNMENT LOT 5 RUN S89-42-04W ALONG S LINE OF SAID LOT 5 60 FT TH N00-00-51E 200 FT TO POB TH N00-00-51EF 250.8 FT TO SE COR LOT 1 CONWAY SHORES U/58 TH N85-35-39W 119.88 FT TH N81-11-29W112.42 FT TH N77-00-29W 112.42 FT TH N72-49-29W 112.42 FT TH N69-51-34W 47.18 FT TH N68-59-09W 412.65 TH N00-00-51E 53.56 FT TH N68-59-09W 176.35 FT TH S00-30-01W 124.85 FT TH S00-02-31W 35.42 FT TH S68-59-09E 119.92 FT TH S00-01-12W 53.56FT TH S68-59-09E 413.8 TH S69-51-34E 52.21 FT TH S72-49-29E 121.78FT TH S77-00-29E 123.38 TH S81-11-29E 123.66 FT TH S85-35-39E 36.87 FT TH S00-00-51W 36.87 FT TH N89-42-04E 100 FT TO POB. NOTE: S 36.87 FT SHOULD BE SOUTH 106.48 FT PER TRAVERSE.

**Total Land Area**

175,481 sqft (+/-) | 4.03 acres (+/-) | [GIS Calculated](#) | [Notice](#)

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8900 - Municipal	C-1	175481.3 SQUARE FEET	\$2.25	\$394,833	\$0.00	\$394,833

Page 1 of 1 (1 total records)

**Buildings**

Important Information
Structure

There are no buildings associated with this parcel.

**Extra Features**

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel.			

This Data Printed on 12/27/2018 and System Data Last Refreshed on 12/26/2018

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



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 1600 Nela Ave  
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 Name(s)  
 Physical Street Address  
 McCoy Rd  
 Postal City and Zipcode  
 Orlando, FL 32809  
 Property Use  
 8900 - Municipal  
 Municipality  
 Belle Isle

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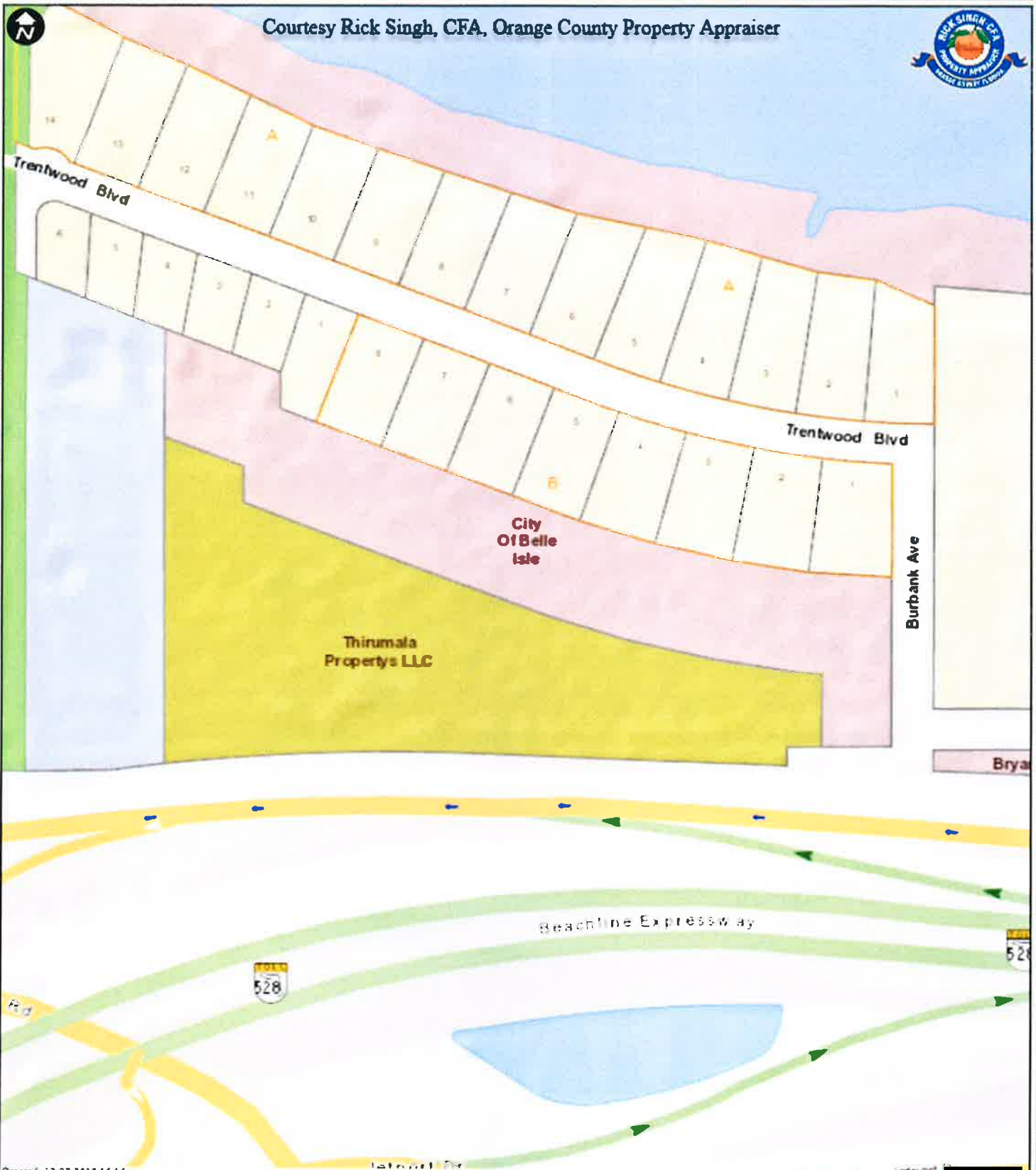


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 Belle Isle, FL 32809-6199  
 1600

OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed Sunfall	Agriculture	Agricultural Curtilage	Parks	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 12/27/2018 16:16

This map is for reference only



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**SECTION 1.** The property located on E. Wallace Street, Belle Isle, Florida, being more particularly described as Parcel Number 30-23-30-0000-00-020 more particularly described in Exhibit "A", Legal Description, is hereby rezoned from SINGLE-FAMILY DWELLING DISTRICT (R-1-AA) to OPEN SPACE DISTRICT (OS).

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

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

First Reading held this 5<sup>th</sup> of February 2019.

Second Reading held this 19<sup>th</sup> of February 2019.

Advertised for Second Reading on February 9, 2019.

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
<b>Ed Gold</b>	_____	_____	_____
<b>Anthony Carugno</b>	_____	_____	_____
<b>Jeremy Weinsier</b>	_____	_____	_____
<b>Mike Sims</b>	_____	_____	_____

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Harvey Readey \_\_\_\_\_

Jim Partin \_\_\_\_\_

Sue Nielsen \_\_\_\_\_

\_\_\_\_\_

**LYDIA PISANO, MAYOR**

**ATTEST:** \_\_\_\_\_

**Yolanda Quiceno, CMC-City Clerk**

\_\_\_\_\_

**Approved as to form and legality**

**Kurt Ardaman, City Attorney**

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

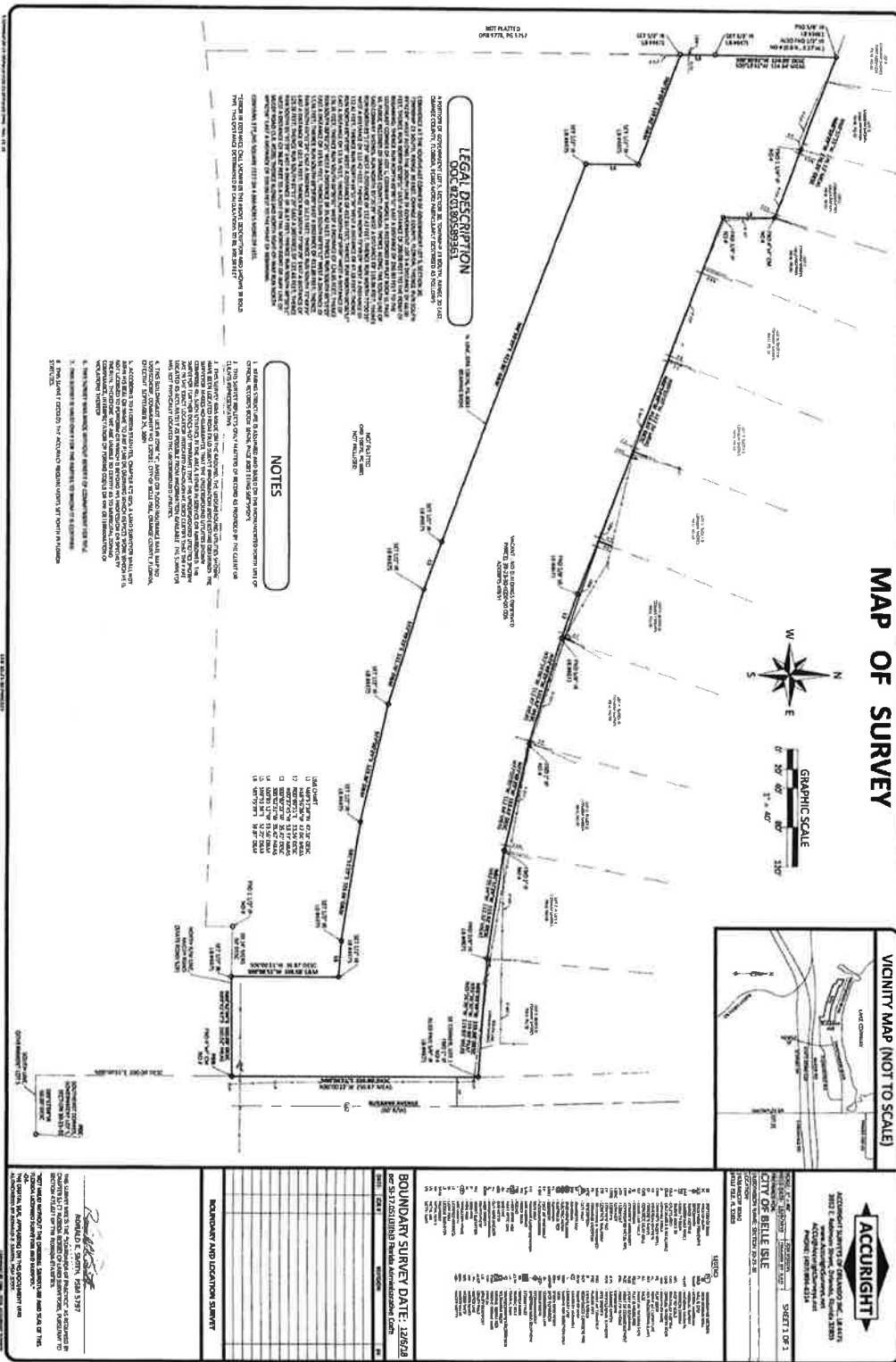
**I, Yolanda Quiceno, CITY CLERK** of the City of Belle Isle do hereby certify that the above and foregoing document  
ORDINANCE 19-01 was duly and legally passed by the Belle Isle City Council, in session assembled on the  
\_\_\_\_\_ day of \_\_\_\_\_ 2019, at which session a quorum of its members was present.

\_\_\_\_\_

**Yolanda Quiceno, CMC-City Clerk**



# Exhibit "A"



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