

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

REGULAR SESSION

July 26, 2016

6:30 P.M.

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Public Hearing Case #2016-06-045
Applicant Mary Ann Magee property owner of 2550 Oak Island Road, Belle Isle, FL also described as Parcel I.D. #18-23-30-6031-00-090 request a variance from Section 50-73 for a corner setback from 7.5' to 7.33'.
3. Public Hearing Case #2016-07-013
Applicant Christian Myburgh from Summertime Deck & Dock representing Erik Olsen, property owner of 2424 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. # 18-23-30-8856-05-210 request a variance from Section 48-32 to exceed maximum square footage allowed. Calculated by ten times the length of shoreline of the property, maximum allowed sqft is approximately 420 to build a platform at the beginning of the dock, which will put the project 120 sqft over the maximum allowed square footage.
4. Other Business
5. Adjourn

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

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

REGULAR SESSION

July 26, 2016

6:30 P.M.

ITEM 2

**SUBJECT: Public Hearing Case#2016-06-045
ADVERTISED PUBLIC HEARING – July 16, 2016**

M E M O R A N D U M

TO: Planning and Zoning Board

DATE: July 14, 2016

Public Hearing Case#2016-04-045: Applicant Mary Ann Magee property owner of 2550 Oak Island Road, Belle Isle, FL also described as Parcel I.D. #18-23-30-6031-00-090 request a variance from Section 50-73 for a corner setback from 7.5' to 7.33'.

Background:

1. On June 22, 2016, Mary Ann Magee submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, July 16, 2016 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on July 14, 2016.

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

The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

* * *

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, Section 42-64(1) of the Belle Isle Land Development Code **having been met, to approve** this request for a variance from Section 50-73 for a corner setback from 7.5' to 7.33' on the property described as 2550 Oak Island Pointe, Belle Isle, FL also described as Parcel I.D. #18-23-30-6031-00-090, Orange County, FL.

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 Section 50-73 for a corner setback from 7.5' to 7.33'** on the property described as 2550 Oak Island Pointe, Belle Isle, FL also described as Parcel I.D. #18-23-30-6031-00-090, Orange County, FL.

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

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

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

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

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



CITY OF BELLE ISLE, FLORIDA

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

Mayor
Lydia Pisano

City Manager
Frank Kruppenbacher

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

OPEN
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

July 14, 2016

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

APPLICANT: Mary Ann Magee
P&Z CASE #2016-06-045
REQUEST 2550 Oak Island Pointe, Belle Isle, FL 32809
Parcel ID # 18-23-30-6031-00-090

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, July 26, 2016 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for approval as follows:

Public Hearing Case#2016-06-045

Applicant Mary Ann Magee property owner of 2550 Oak Island Road, Belle Isle, FL also described as Parcel I.D. #18-23-30-6031-00-090 request a variance from Section 50-73 for a corner setback from 7.5' to 7.33'.

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

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

Sincerely,

Yolanda Quiceno
CMC-City Clerk

P&Z Case No 2016-06-045
2550 Oak Island Pointe
Mailing Labels

Parcel	FullName	FullName2	Address	City	STZip
302318603100090	MAGEE MICHAEL J	MAGEE MARYANN L	2728 DADE AVE APT 2509	ORLANDO	FL. 32804
302318603100100	SUMMERS ANDREW G		2542 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100120	FERY THEODORE G	FERY CHERYL M	2526 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100050	BRAGG RICHARD S	BRAGG SUSAN	2533 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100002	OAK ISLAND HOMEOWNERS ASSN INC		C/O SENTRY MNGT INC 2180 W STATE ROAD 434 STE 5000	LONGWOOD	FL. 32779
302318603100080	DINGER CHARLES ROBERT	DINGER DIANE	2557 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100070	THURSTON JERREY A	THURSTON RHONDA M	2549 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100040	TAGGART JOHN PAIGE	TAGGART CAROL ANN	2525 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100060	MORGAN ROSS A	MORGAN DIANA L	2541 OAK ISLAND POINTE	BELLE ISLE	FL. 32809
302318603100110	2534 OAK ISLAND POINTE LAND TRUST		C/O OCEAN HOLDING GROUP LLC TRUSTEE 5717 BAY SIDE DR	ORLANDO	FL. 32819
292313000000044	CONFIDENTIAL				

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: 6-22-2016

P&Z CASE #: 2016-06-045

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 7/26/2016

APPLICANT: Mary Ann L. Magee

OWNER: Mary Ann + Michael Magee

ADDRESS: 2550 Oak Island Pointe
Belle Isle, FL 32809

2550 Oak Island Pointe
Belle Isle, FL 32809

PHONE: 321-320-3068

PARCEL TAX ID #: 18-23-30-6031-00-090

LAND USE CLASSIFICATION: 0130-Sfr- Lake Front ZONING DISTRICT: R-1-AA

DETAILED VARIANCE REQUEST: Request a corner setback from
Section 50-73 from 7.5' to 7.33'

SECTION OF CODE VARIANCE REQUESTED ON: Section 50-73

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.

Mary Ann L. Magee
APPLICANT'S SIGNATURE

Michael J. Magee
OWNER'S SIGNATURE
Mary Ann L. Magee

FOR OFFICE USE ONLY:	FEE: \$150.00	7/16/16 Date Paid	1128 Check/Cash	Rec'd By
Determination _____				
Appealed to City Council: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Council Action _____				

e: waterdogs13@yahoo.com

Variance Request - Application Statement

Applicant:

MaryAnn Magee
2550 Oak Island Pointe
Belle Isle, FL 32809
(321) 320-3068

Parcel Tax ID# 18-23-30-6031-00-090

1. Special Conditions and/or Circumstances (Section 42.64 (1) d)

Home was constructed in 2008 meeting all required minimum setbacks of 7.5'. When we purchased home in 2011, our survey also demonstrated that all required setbacks were met. Our home is for sale now and our buyer claims setback on one corner of home is 7.33'. Moving our home to accommodate the buyer's opinion is an unnecessary hardship and not a realistic option.

2. Not Self-Created (Section 42.64 (1) e)

The City of Belle Isle and Orange County approved our home and setbacks in 2008.

3. Minimum Possible Variance (Section 42.64 (1) f)

We are unable to move our home. There are no other alternatives.

4. Purpose and Intent (Section 42.64 (1) g)

Approval of variance will have no impact on adjacent properties or the surrounding neighborhood.



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

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

2550 Oak Island Pointe < 18-23-30-6031-00-090 >

Names(s)	Physical Street Address
Magee Michael J	2550 Oak Island Pointe
Magee Maryann L	Postal City and Zipcode
Mailing Address On File	Orlando, FL 32809
2728 Dade Ave Apt 2509	Property Use
Orlando, FL 32804-4708	0104 - Single Fam Class IV
Incorrect Mailing Address?	Municipality
	Belle Isle



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

Property Description

[View Plat](#)

OAK ISLAND SECOND REPLAT 24/105 LOT 9

Total Land Area 48,307 sqft (+/-) | 1.11 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1-AA	1 LOT(S)	\$480,000.00	\$480,000	\$0.00	\$480,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	2008	Gross Area:	8481 sqft
	Type Code:	0104 - Single Fam Class IV	Beds:	6	Living Area:	5938 sqft
	Building Value:	\$824,786	Baths:	5.5	Exterior Wall:	Concrete Block Stucco
	Estimated New Cost:	\$867,283	Floors:	2	Interior Wall:	Drywall

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
BC3 - Boat Cover 3	06/02/2008	1 Unit(s)	\$6,000
BD3 - Boat Dock 3	06/02/2008	1 Unit(s)	\$10,000
PT3 - Patio 3	06/02/2008	1 Unit(s)	\$4,000
PL3 - Large Elaborate Pool	06/02/2008	1 Unit(s)	\$32,680
SKT3 - Summer Kitchen 3	06/02/2008	1 Unit(s)	\$10,000
FPL2 - Average Fireplace	06/02/2008	2 Unit(s)	\$5,000
PT1 - Patio 1	06/02/2008	1 Unit(s)	\$1,000
WLDC - Wall Dec	06/02/2008	19 Unit(s)	\$380

Page 1 of 1 (8 total records)

This Data Printed on 06/21/2016 and System Data Last Refreshed on 06/20/2016

Historical Permit Search

Search for permits issued prior to June 4th, 2012
For best results, format your freeform search to match examples below.

SEARCH FOR:

2550 oak island pointe

Search by **ADDRESS** or **PARCEL ID** (examples):

- ADDRESS: **8950 POLYNESIAN LN**
- ADDRESS (partial): **8950** (returns all records with that address number)
- ADDRESS (partial): **POLY** (returns all records with that portion of the street name)
- PARCEL ID: **15-24-28-0000-00-009**

NOTES:

- Use partial search to expand results.
- Results list limited 1,000 records.

Search

SEARCH RESULTS: Click **PERMIT#** (below) to see complete details.

Show **25** entries

PERMIT#	ISSUE DATE	OCC	LEGAL DESC	STATUS
E08005128	05-06-08	New Construction	Converted Address : 2550 OAK ISLAND POINTE ORLANDO FL 32809-0 18-23-30-6031-00-090	Complete
T08002094	05-01-08		Converted Address : 2550 OAK ISLAND POINTE ORLANDO FL 32809-0 18-23-30-6031-00-090	Complete
B08003711	04-15-08	New Construction	Converted Address : 2550 OAK ISLAND POINTE ORLANDO FL 32809-0000 18-23-30-6031-00-090	Complete
B08001571	02-18-08	New Construction	Converted Address : 2550 OAK ISLAND POINTE BELLE ISLE FL 32809-0000 18-23-30-6031-00-090	Complete
P07007119	11-26-07	New Construction	Converted Address : 2550 OAK ISLAND POINTE BELLE ISLE FL 32809-0 18-23-30-6031-00-090	Complete
B07014539	11-26-07	New Construction	Converted Address : 2550 OAK ISLAND POINTE BELLE ISLE FL 32809-0000 18-23-30-6031-00-090	Complete
E07015421	11-26-07	New Construction	Converted Address : 2550 OAK ISLAND POINTE BELLE ISLE FL 32809-0 18-23-30-6031-00-090	Complete

Showing 1 to 7 of 7 entries

Print

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Home (/onlineservices/Default.aspx) > Historical Permit Search (/onlineservices/SearchPage.aspx?SearchID=HISTORY) > Details

Details for B08003711

PERMIT INFORMATION:

 [View Google Map \(https://maps.google.com?q=2550+Oak+Island+Pt.+Orlando+FL+32809\)](https://maps.google.com?q=2550+Oak+Island+Pt.+Orlando+FL+32809)

PERMIT#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
B08003711	04/15/08	2550 Oak Island Point	Complete	04/15/08	
TYPE		SUB TYPE		WORK TYPE	
Residential Permit		10 Outdoor Pool/ Boat Dock		New Construction	
ADDRESS			PARCEL		
2550 Oak Island Pt Orlando FL 32809			18-23-30-6031-00-090		
DESCRIPTION					
BOAT DOCK/ BELLE ISLE 11.5'X25' BOAT DOCK, 12'X27' DECK, 4'X163' WALKWAY LOT 9					

SUB PERMITS:

PERMIT#	APP. DATE	ISSUE DATE	STATUS
T08002094	05/01/08	05/01/08	Complete
E08005128	05/06/08	05/06/08	Complete

ASSOCIATED PROPERTY:

ADDRESS	PARCEL
2550 Oak Island Pt Orlando FL 32809	18-23-30-6031-00-090

PEOPLE DETAILS:

TYPE	NAME	ADDRESS
Contractor	Ronald Tegeler	P.O. BOX 852 WINDERMERE FL 34786-0852 Phone: (407) 876-0005

Expand All Collapse All

DESCRIPTION	INFORMATION
<input type="checkbox"/> Building Safety Info	
Inspector	Tony Riccio

PROCESSES AND REPORTS:

- [View Plan Review Comments \(No Deficiencies Found\)](#)
- [View Inspection Results](#)
- [View Building Permit Form](#)

PROCESS	STATUS	SCHEDULE DT	START DT	END DT
Permit Administration				
Plan Tracking	Open			
Add Hold	Open			
Add Sub Permit	Open			
Add Inspection	Open			
Misc Admin	Open			
Revision Intake	Open			
Inspection History				
189 Exterior Frame	History	05/02/08		05/02/08
290 Final	History	06/02/08		06/02/08

FEE INFORMATION:

FEE DESCRIPTION	FEE AMOUNT	BALANCE
Building Permit Fee	\$130.00	\$0.00
Total:	\$130.00	\$0.00

[Print](#)

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Home (/onlineservices/Default.aspx) > Historical Permit Search (/onlineservices/SearchPage.aspx?SearchID=HISTORY) > Details

Details for B08001571

PERMIT INFORMATION:

 [View Google Map \(https://maps.google.com?q=2550+Oak+Island+Pt.+Orlando+FL+32809\)](https://maps.google.com?q=2550+Oak+Island+Pt.+Orlando+FL+32809)

PERMIT#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
B08001571	02/18/08	2550 Oak Island Point	Complete	02/18/08	
TYPE		SUB TYPE		WORK TYPE	
Residential Permit		26 Non-census		New Construction	
ADDRESS			PARCEL		
2550 Oak Island Pt Orlando FL 32809			18-23-30-6031-00-090		
DESCRIPTION					
RETEINING WALL ADD. RETAINING WALL UNDER NEAT POOL DECK AS PER ENG. ATT. LM FOR LR					

ASSOCIATED PROPERTY:

ADDRESS	PARCEL
2550 Oak Island Pt Orlando FL 32809	18-23-30-6031-00-090

PEOPLE DETAILS:

TYPE	NAME	ADDRESS
Contractor	TISHA T FUTRELL	196 STEEPLE CHASE Cr Florida 32771-0000 Phone: 0

Expand All Collapse All

DESCRIPTION	INFORMATION
<input type="checkbox"/> Building Safety Info	
Inspector	Tony Riccio

PROCESSES AND REPORTS:

- [View Plan Review Comments \(No Deficiencies Found\)](#)
- [View Inspection Results](#)
- [View Building Permit Form](#)

Expand All Collapse All

PROCESS	STATUS	SCHEDULE DT	START DT	END DT
<input checked="" type="checkbox"/> Permit Administration				
Plan Tracking	Open			

Add Hold	Open
Add Sub Permit	Open
Add Inspection	Open
Revision Intake	Open
Misc Admin	Open

Inspection History

110 Footing	History	02/28/08	02/28/08
290 Final	History	04/30/08	04/30/08
170 Down Pour	History	03/05/08	03/05/08

FEE INFORMATION:

FEE DESCRIPTION	FEE AMOUNT	BALANCE
Building Permit Fee	\$56.50	\$0.00
Total:	\$56.50	\$0.00

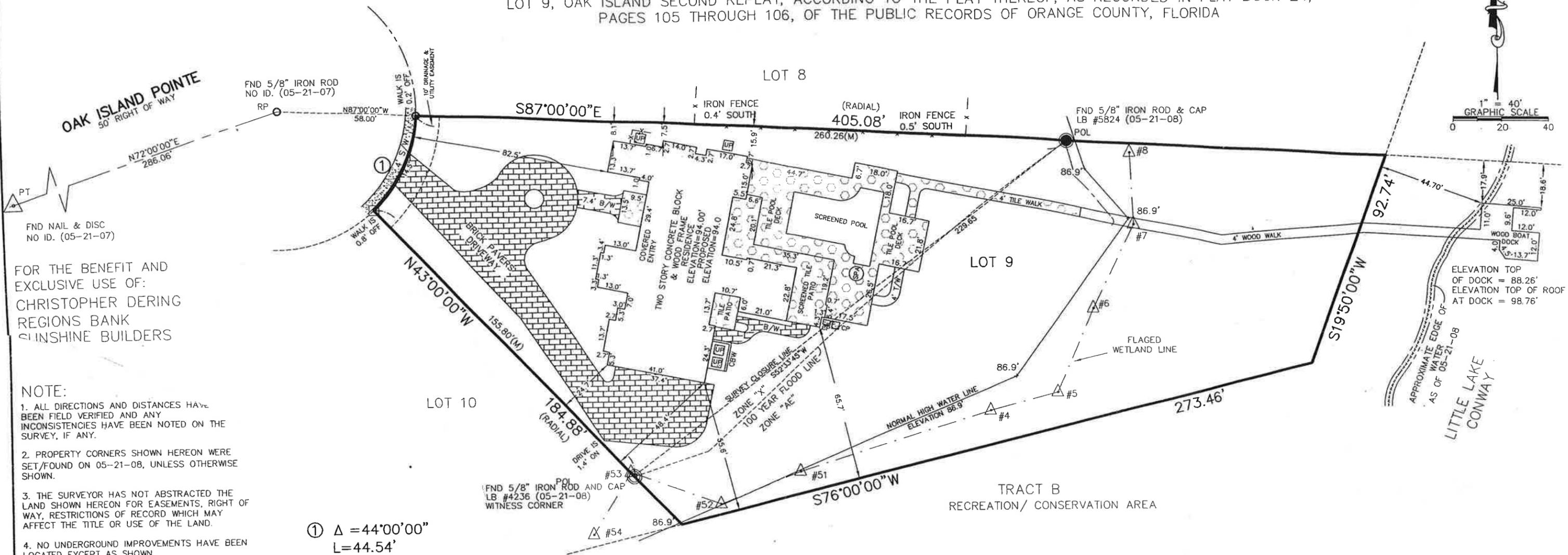
[Print](#)

[Back](#)

PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 9, OAK ISLAND SECOND REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 105 THROUGH 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



OAK ISLAND POINTE
50' RIGHT OF WAY

FND NAIL & DISC
NO ID. (05-21-07)

FOR THE BENEFIT AND
EXCLUSIVE USE OF:
CHRISTOPHER DERING
REGIONS BANK
SHINSHINE BUILDERS

- NOTE:
1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED AND ANY INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
 2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 05-21-08, UNLESS OTHERWISE SHOWN.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 5. BUILDING TIES SHOWN HEREON ARE TO UNFINISHED FORMBOARD/FOUNDATION AND ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.

① $\Delta = 44'00''00''$
 $L = 44.54'$
 $R = 58.00'$
 $CB = N25'00''04''E$
 $C = 43.45'$

I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NO. 12095C 0430 E DATED 12/6/00 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIES IN BOTH ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD PLAIN, AND ZONE AE, AREA OF 100 YEAR FLOOD. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY VERTICAL CONTROL AS FURNISHED.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 9 BEING S76'00'00"W, PER PLAT

(FIELD DATE:) 03-23-07	REVISED: CERTS 06-02-08 RP
SCALE: 1" = 40 FEET	FINAL 05-21-08 CC
APPROVED BY: SJ	FOUNDATION 09-14-07 VH
JOB NO. 7032102 LOT 9	REV. PROP. SWALE 6-14-07 CC
DRAWN BY: SJL	WETLAND LOCATION 06-8-07/CC
	ADD DRAINAGE 4-19-07 JML
	PLOT PLAN 4/04/07 DLC
	RESHOOT NHWE 3/31/07



CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
 1030 N. ORLANDO AVE, SUITE B
 WINTER PARK, FLORIDA 32789
 (407) 426-7979
 WWW.AMERICANSURVEYINGANDMAPPING.COM

NOTE: THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, BUT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS IS A BOUNDARY SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FOR THE FIRM
 DAVID M. DeFILIPPO PSM #5038 DATE June 2, 2008

LEGEND

- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING ELEVATION
- A/C AIR CONDITIONER
- CONCRETE
- C CHORD LENGTH
- C.B. CHORD BEARING
- CBW CONCRETE BLOCK WALL
- CNA CORNER NOT ACCESSIBLE
- CP CONCRETE PAD
- CS CONCRETE SLAB
- B/W BRICK WALK
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- FND FOUND
- ID IDENTIFICATION
- L ARC LENGTH
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- OHU OVERHEAD UTILITY LINE
- △#6 WETLAND FLAG & DESIGNATION NUMBER
- FND 4"x4" CONCRETE MONUMENT NO ID. (05-21-08)
- △ PLAT CONTROL POINT
- FND 5/8" IRON ROD ILLEGIBLE (05-21-08)
- △ DENOTES DELTA ANGLE
- (P) PER PLAT
- PC DENOTES POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PCP PERMANENT CONTROL POINT
- PI DENOTES POINT OF INTERSECTION
- PK PARKER KALON
- POC POINT ON CURVE
- POL POINT ON LINE
- PRC DENOTES POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PT DENOTES POINT OF TANGENCY
- R RADIUS
- RP RADIUS POINT
- S/W SIDEWALK
- TYP TYPICAL
- UP UTILITY PAD
- T/W TILE WALK

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

REGULAR SESSION

July 26, 2016

6:30 P.M.

ITEM 3

**SUBJECT: Public Hearing Case#2016-06-045
ADVERTISED PUBLIC HEARING – July 16, 2016**

M E M O R A N D U M

TO: Planning and Zoning Board

DATE: July 14, 2016

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"I move, the criteria of Chapter 42, Article III, Section 42-64(1) of the Belle Isle Land Development Code **having been met, to approve** this request for a variance from Section 48-32 to exceed maximum square footage allowed. Calculated by ten times the length of shoreline of the property, maximum allowed sqft is approximately 420 to build a platform at the beginning of the dock, which will put the project 120 sqft over the maximum allowed square footage on the property 2424 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. # 18-23-30-8856-05-210 Orange County, FL.

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 Section 48-32 to exceed maximum square footage allowed. Calculated by ten times the length of shoreline of the property, maximum allowed sqft is approximately 420 to build a platform at the beginning of the dock, which will put the project 120 sqft over the maximum allowed square footage on the property 2424 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. # 18-23-30-8856-05-210 Orange County, FL.

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

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

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

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

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

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: 07/06/16

P&Z CASE #: 2016-07-013

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 7/26/2016

APPLICANT: Christiaan Myburgh; Summertime Deck and Dock OWNER: Erik Olson

ADDRESS: 5968 Lakehurst DR.,
Orlando, Fl 32819

2424 Hoffner Avenue
Belle Isle FL 32809

PHONE: 407.583.6251

PARCEL TAX ID #: 18-23-30-8856-05-210

LAND USE CLASSIFICATION: 0130 - Sfr - Lake Front ZONING DISTRICT: R-1-A

DETAILED VARIANCE REQUEST: _____

Requesting a variance to exceed maximum square footage allowed. Calculated by ten times the length of shoreline of the property, maximum allowed Sq. Ft. is approximately 420, we are looking to build a platform at the beginning of the dock, which will put the project 120 Sq. Ft. over the maximum allowed square footage.

SECTION OF CODE VARIANCE REQUESTED ON: Sec. 48-32. - Design criteria. (3)Total Area

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.

Christiaan Myburgh
APPLICANT'S SIGNATURE

Erik Olson
OWNER'S SIGNATURE

FOR OFFICE USE ONLY:	FEE: \$150.00	<u>7/7/16</u> Date Paid	<u>1799</u> Check/Cash	<u><i>[Signature]</i></u> Rec'd By
Determination _____				
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Action: _____				



5968 Lakehurst Dr., Orlando, FL 32819 | 407.583.6251 | www.SummertimeDocks.com

To Whom It May Concern:

Variance request – application supplement narrative for dock construction to be completed at 2424 Hoffner Avenue, Belle Isle, FL 32809. Supplement to existing Belle Isle permit 2016-05-054.

Special Conditions and/or Circumstances: Upon construction commencement of boat dock, it was determined that there is not adequate water depth at the previously permitted dock location. As a result, the dock will have to be built several feet beyond the edge of water/NHWE, creating the need for additional dock space to reach the desired location.

Not Self-Created: The water depth and lake levels are a natural occurrence of Lake Conway that fluctuates throughout the year.

Minimum Possible Variance: Moving the dock into more adequate water depth seems to be the least impactful and most permanent option for the requested variance, thus creating the need for additional dock space to reach the new location. Alternatively, dredging the area of the boat slip to achieve the needed water depth for boat lift operation and/or boat mooring is another option, however, dredging the lake bottom would have to be done yearly and is not a permanent solution to the problem. Additionally, there is an environmental impact that is involved with dredging that may result in negative effects on Lake Conway and/or the immediate shoreline.

Purpose and Intent: The additional dock space that is being requested will extend from the dock to the immediate landward side of the same property. The additional dock area will be contained within all property setbacks. The length and size of neighboring boat docks has been taken into consideration and the granting of the requested variance will be in harmony with the general purpose and intent of the code.



**CITY OF BELLE ISLE,
FLORIDA**

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

Mayor
Lydia Pisano

City Manager
Frank Kruppenbacher

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

OPEN
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

July 14, 2016

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

APPLICANT: Summertime Deck and Dock on behalf of property owner Erik Olsen
P&Z CASE #2016-07-013
REQUEST 2424 Hoffner Avenue, Belle Isle, FL 32809
Parcel ID # 18-23-30-8856-05-210

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, July 26, 2016 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear a request for approval as follows:

Public Hearing Case#2016-07-013

Applicant Christian Myburgh from Summertime Deck & Dock representing Erik Olsen, property owner of 2424 Hoffner Avenue, Belle Isle, FL also described as Parcel I.D. # 18-23-30-8856-05-210 request a variance from Section 48-32 to exceed maximum square footage allowed. Calculated by ten times the length of shoreline of the property, maximum allowed sqft is approximately 420 to build a platform at the beginning of the dock, which will put the project 120 sqft over the maximum allowed square footage.

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

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

Sincerely,

Yolanda Quiceno
CMC-City Clerk

P&Z Case No 2016-07-013
 2424 Hoffner Avenue
 Mailing Labels

Parcel	FullName	FullName2	Address	City	StZip
302318716400350	LIANG ALLEN G	LIANG YVONNE K	10125 CANOPY TREE CT	ORLANDO	FL. 32836
302318716400691	GLASS MARTHA		2409 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605240	CUNNINGHAM MATT	CUNNINGHAM TARA	2420 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605350	CARUGNO ANTHONY P	CARUGNO WENDY K	2372 HOFFNER AVE	BELLE ISLE	FL. 32809
302318716400360	ARES JOSEPH H	ARES REBECCA A	3408 EUBANKS AVE	ORLANDO	FL. 32806
302318716400320	PICKARSKI GREGORY E	PICKARSKI GEORGETTE	5250 PLEASURE ISLAND RD	BELLE ISLE	FL. 32809
302318716400681	GETTYS WALTER J		2403 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605210	OLSON ERIK J	OLSON CARLY JAYE	2424 HOFFNER AVE	ORLANDO	FL. 32809
302318885605300	BOBROWSKI HOLLY		2400 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605150	HALLOCK WILBUR L		2508 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605070	RICARDO NICHOLAS		2526 HOFFNER AVE	BELLE ISLE	FL. 32809
302318716400621	CORNELL JAY	CORNELL STACIE	2424 CROSS LAKE RD	BELLE ISLE	FL. 32809
302318716400660	GUERREIRO RODRIGUES JOSE M		5219 PLEASURE ISLAND RD	BELLE ISLE	FL. 32809
302318716400310	PAUL DIANA L		2395 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605330	CARUGNO ANTHONY P	CARUGNO WENDY K	2372 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605110	SMOTHERS MARK K	SMOTHERS DENICE M	2520 HOFFNER AVE	BELLE ISLE	FL. 32809
302318885605180	ARNOLD RICHARD J	DOWNES JEREMIAH	2500 HOFFNER AVE	BELLE ISLE	FL. 32809
302318716400640	PIERZYNSKI EDWARD	PIERZYNSKI MARCIA DOTTS	5209 PLEASURE ISLAND RD	BELLE ISLE	FL. 32809
302318716400720	CUESTA ROSA		2505 HOFFNER AVE	ORLANDO	FL. 32809
302318716400710	ANDERSON MICHAEL T		2421 HOFFNER AVE	BELLE ISLE	FL. 32809
302318716400670	HESSON HELEN A		5231 PLEASURE ISLAND RD	BELLE ISLE	FL. 32809
302318885605261	GREGORY STEVEN C		2414 HOFFNER AVE	BELLE ISLE	FL. 32809
302318716400340	MIDDLETON MORRIS G	MIDDLETON DAVID L	5238 PLEASURE ISLAND RD	BELLE ISLE	FL. 32809
292313000000044					

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

- [Searches](#)
- [Sales Search](#)
- [Results](#)
- [Property Record Card](#)
- [My Favorites](#)

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

2424 Hoffner Ave < 18-23-30-8856-05-210 >

Name(s)	Physical Street Address
Olson Erik J	2424 Hoffner Ave
Olson Carly Jaye	Postal City and Zipcode
Mailing Address On File	Orlando, FL 32809
2424 Hoffner Ave	Property Use
Orlando, FL 32809	0103 - Single Fam Class III
Incorrect Mailing Address?	Municipality
	Belle Isle



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

Property Description

[View Plat](#)

VENETIAN GARDENS L/25 LOTS 21 & 22 & E1/2 LOT 23 BLK E

Total Land Area 11,430 sqft (+/-) | 0.26 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1-A	1 LOT(S)	\$190,000.00	\$190,000	\$0.00	\$190,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	2011	Gross Area:	4622 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	4	Living Area:	3608 sqft
	Building Value:	\$384,224	Baths:	3.0	Exterior Wall:	Concrete Block Stucco
	Estimated New Cost:	\$395,292	Floors:	2	Interior Wall:	Drywall

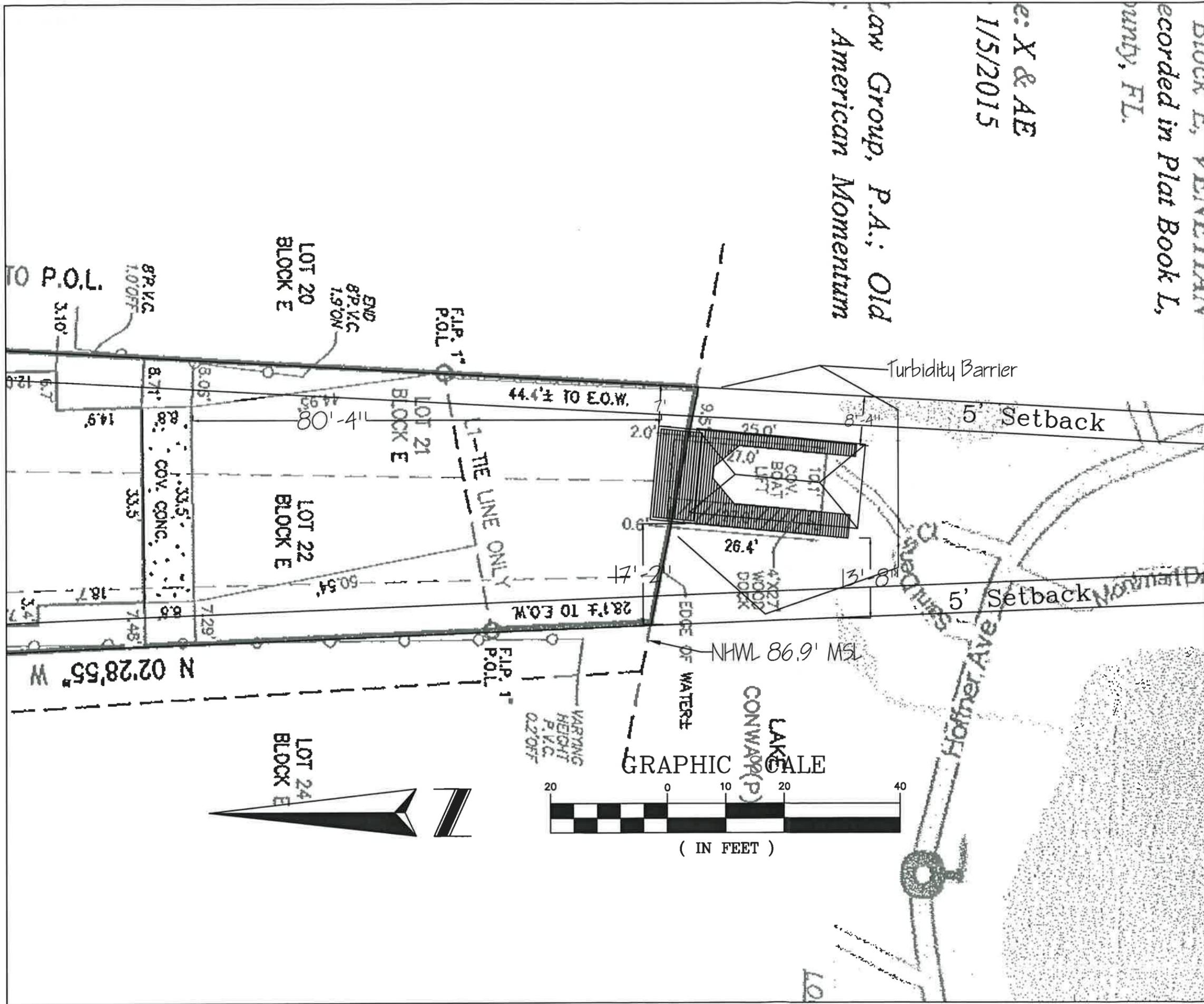
Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
BC2 - Boat Cover 2	01/01/1988	1 Unit(s)	\$4,000
BD2 - Boat Dock 2	01/01/1997	1 Unit(s)	\$4,000

Page 1 of 1 (2 total records)

This Data Printed on 07/07/2016 and System Data Last Refreshed on 07/06/2016



101. GENERAL NOTES

101.1 DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE, OR IF NOT CERTAIN HOW TO PROCEED, CONTACT STEPHEN TELIGA AT (321)662-7503.

101.2 DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED.

101.3 THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO STEPHEN TELIGA IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

101.4 OBTAIN APPROVAL OF STEPHEN TELIGA ON ALL STRUCTURAL MODIFICATIONS OR SUBSTITUTIONS.

101.5 CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING, AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY STEPHEN TELIGA IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.

102. APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICE.

102.1 2014 FLORIDA BUILDING CODE - RESIDENTIAL

102.2 AISC MANUAL OF STEEL CONSTRUCTION - 13TH EDITION

102.3 ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - ACI 318-08

102.4 AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2009 EDITION

102.5 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

103. DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. DESIGN LOADS INDICATED ARE IN POUNDS PER SQUARE INCH UNLESS NOTED OTHERWISE. IF ANY PERMANENT MATERIALS EXCEED THESE LOADS, STEPHEN TELIGA SHALL BE CONTACTED TO REVISE THE STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS.

103.1 DEAD LOADS: WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.
DECK - 10 PSF ROOF - 10 PSF - BOTTOM CHORD

103.2 LIVE LOADS: DECK - 40 PSF WIND SPEED - 140 MPH EXPOSURE - D INTERNAL PRESSURE COEFFICIENT - 0.0 (COMPLETELY OPEN) BUILDING TYPE: I - RISK FACTOR 1.0

301. STRUCTURAL LUMBER FRAMING (DIMENSIONAL LUMBER)

301.1 UNLESS NOTED OTHERWISE, ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER

301.2 STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR MANUALLY SEALED AT TIME OF CONSTRUCTION.

301.3 ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL.

301.4 ALL DECKING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER OR WOOD/PLASTIC COMPOSITE CONFORMING WITH ASTM D7032.

301.5 LIVE LOADS: GUARDRAILS AND HANDRAILS - 200 PSF GUARDRAILS IN-FILL COMPONENTS - 50 PSF STAIRS - 40 PSF

311.7 HANDRAILS
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE ON EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

311.7.8 ILLUMINATION
ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.6

Prepared for:

 Summertime Book and Book, LLC
 6968 B Lakehurst Drive
 Orlando, FL 32819
 (407) 683-6261
 www.summertimebooks.com

STEPHEN TELIGA, P.E.
 LICENSE No. 84661
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Olson Dock
 2424 Hoffner Ave.
 Belle Isle, FL 32809

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Project:
SDD-2016-16

SO

Recorded in Plat Book L,
 Dick E, VEELEIAN
 County, FL.
 e: X & AE
 1/5/2015
 Law Group, P.A.; Old
 American Momentum

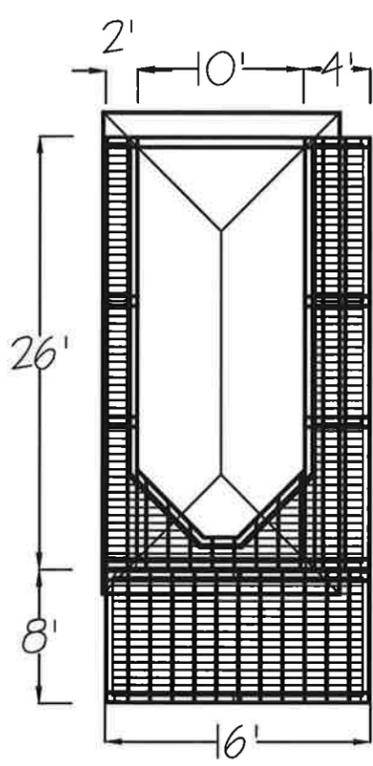


Olson Dock
 2424 Haffner Ave.
 Belle Isle, FL 32809

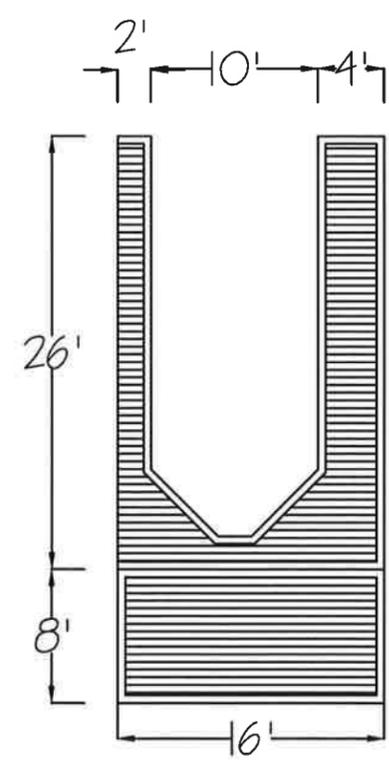
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Project:
 SDD-2016-16

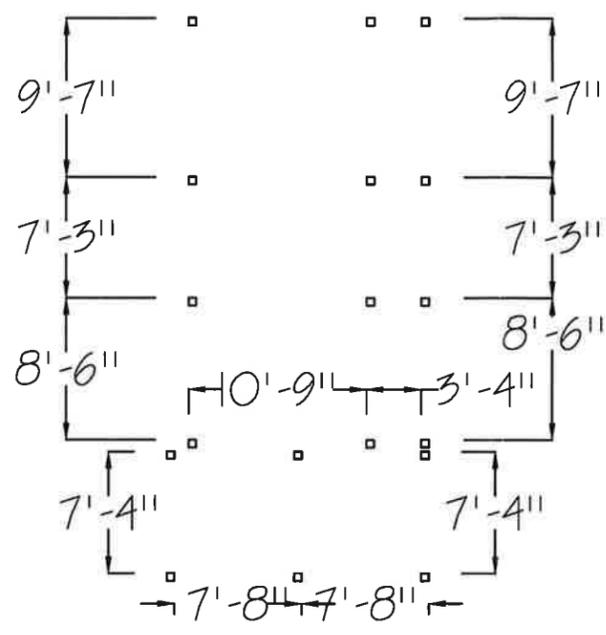
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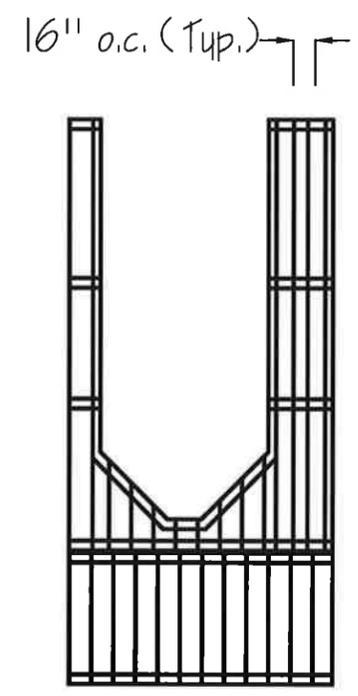
Plan View (top View)



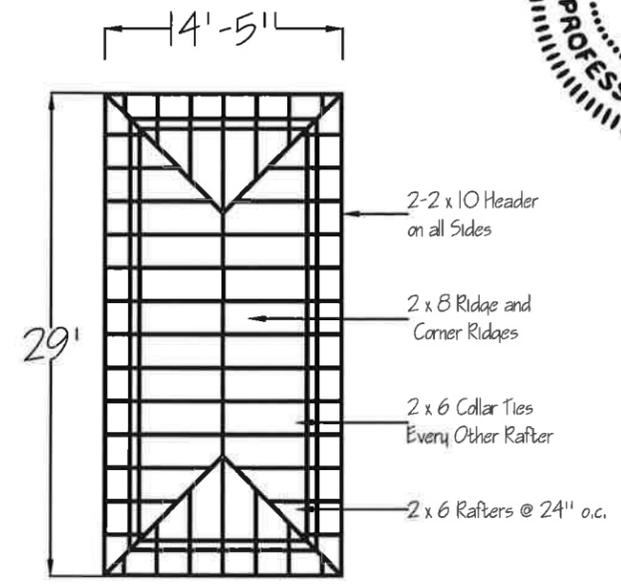
Decking Layout



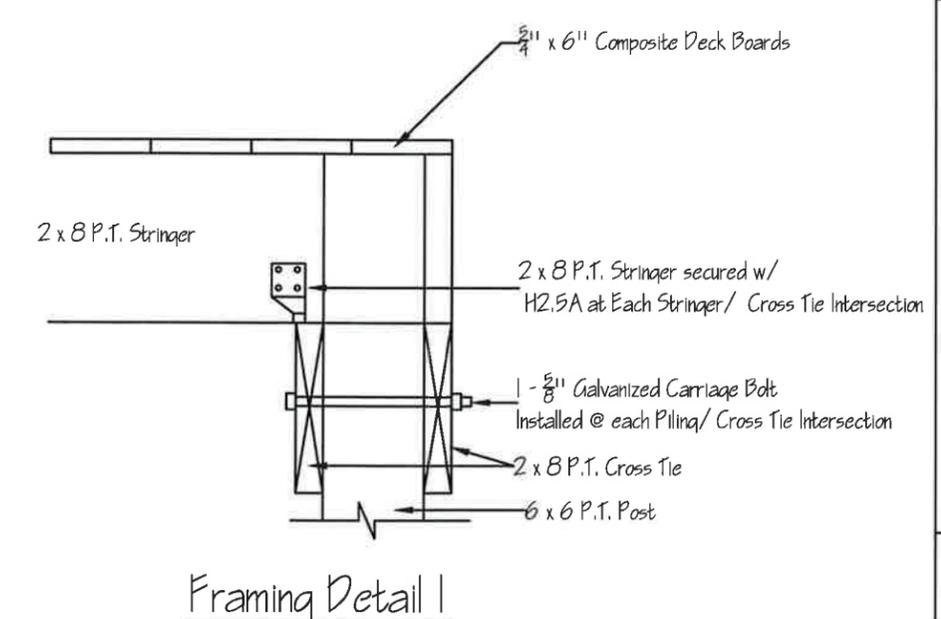
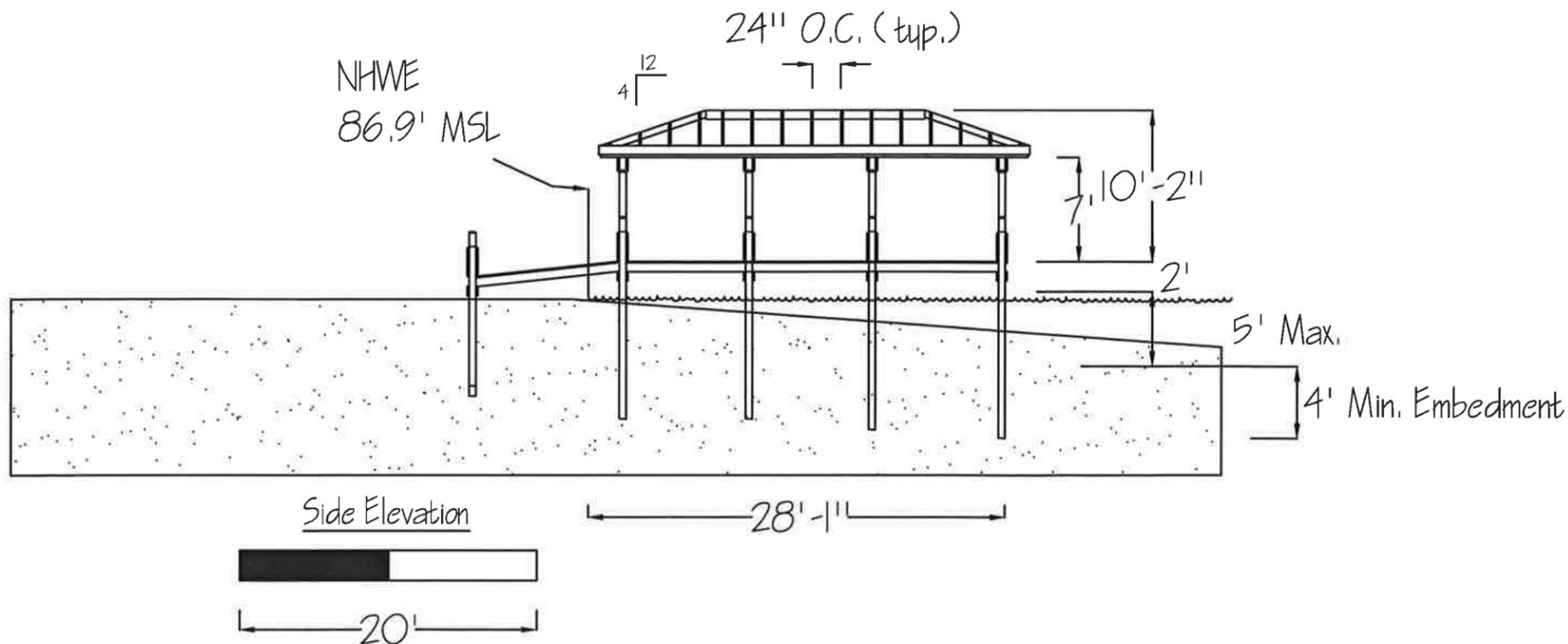
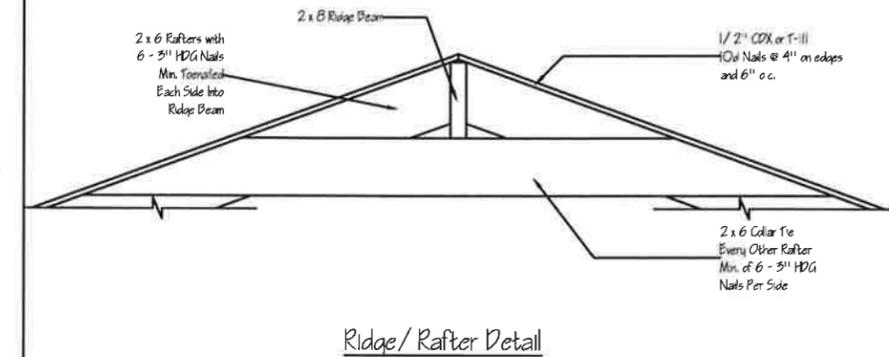
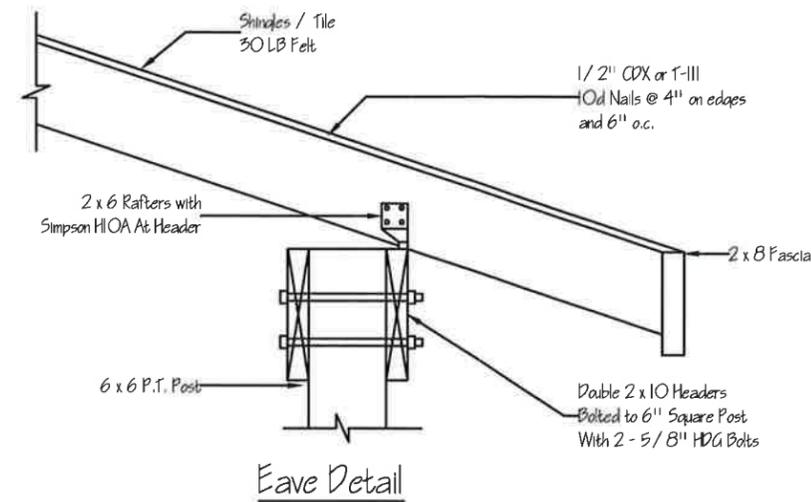
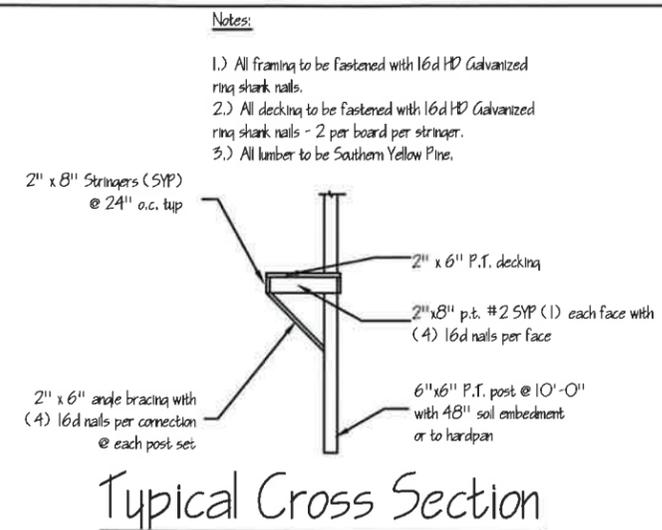
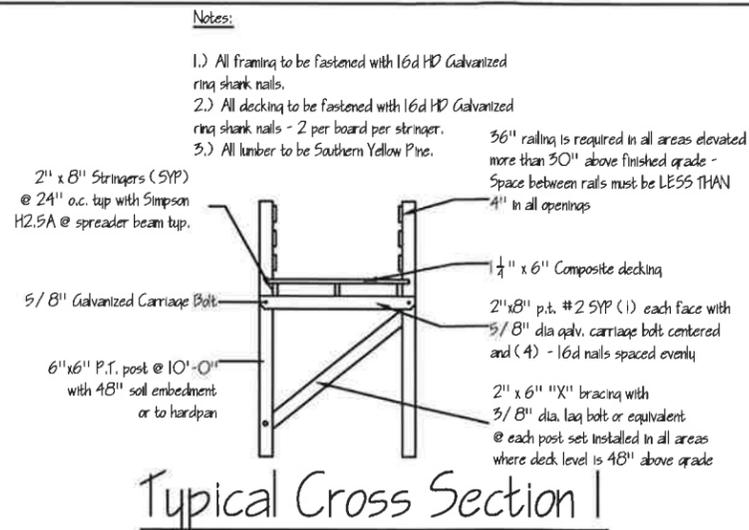
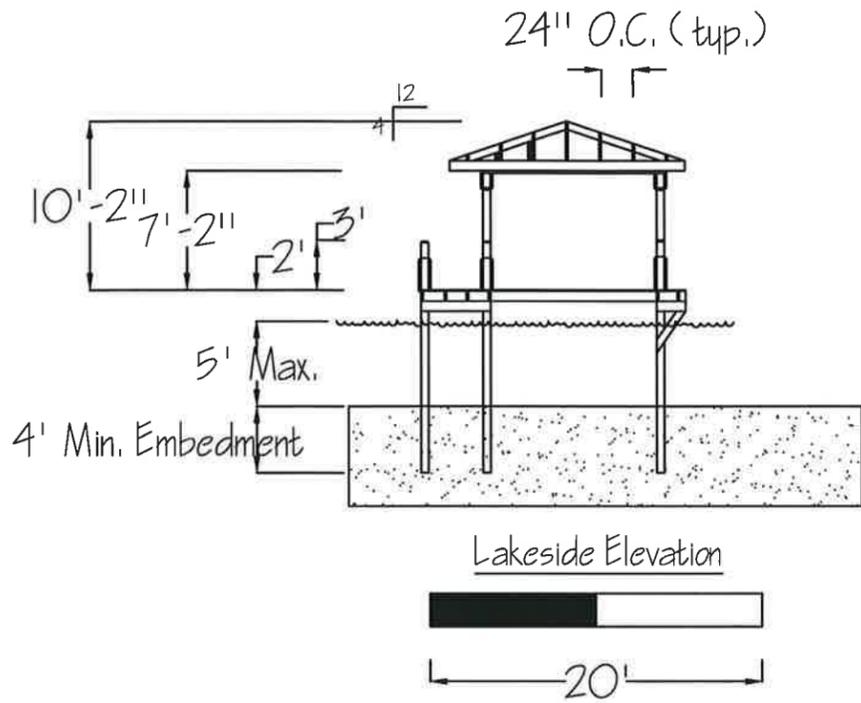
Piling Layout



Framing Layout



Roof Layout



* refer to Typical Cross Section I for additional details*



Olson Dock
2424 Hoffer Ave.
Belle Isle, FL 32809

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Project:
SDD-2016-16

S2

Prepared for:
SUMMERTIME
Deck & Dock
Summertime Deck and Dock, LLC
5968 B Lakehurst Drive
Orlando, FL 32819
(407) 563-6261
www.summertime docks.com

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

REGULAR SESSION

July 26, 2016

6:30 P.M.

ITEM 4

Other Business

ITEM 5

ADJOURN

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