

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

REGULAR SESSION

April 28, 2015

6:30 P.M.

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Review Minutes: March 24, 2015
3. Public Hearing Case#2015-04-001
Applicant Walters Construction Company, on behalf of property owner Charles A. Bruno, located at 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021, request a variance from Section 50-73(a) for a reduction in minimum lot width from 85 feet to 70 feet, for six new lots. Please see Site Plan.
4. Public Hearing Case#2015-03-017
Applicant Black Pearl Realty Investments, LLC property owner of 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and LAKE CONWAY PARK G/138 LOT 4 also described as Parcel ID# 29-23-30-4389-04-050, request a variance from Section 50-102(b)(5a) allowing a 5 foot high fence to span past the front elevation and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.
5. Other Business:
 - Appointment of Vice Chair
 - Open Seat District 2
 - District 5 Appointment – Dr. Stuart Bernstein
6. 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

April 28, 2015

6:30 P.M.

ITEM 2

Review Minutes: March 24, 2015

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.



Lake Conway Summit Request for Variance



Location Map

Applicant:
Brent Walters
Walters Construction
Orlando, FL
brentwalters@mac.com
407-234-5187

Property Owner:
Charles A Bruno
2113 Christina Cove
Hoover, AL 35244

Property Location:
6806 Seminole Drive
Tax Parcel ID: 29-23-30-4389-02-021
and 29-23-30-4389-02-021

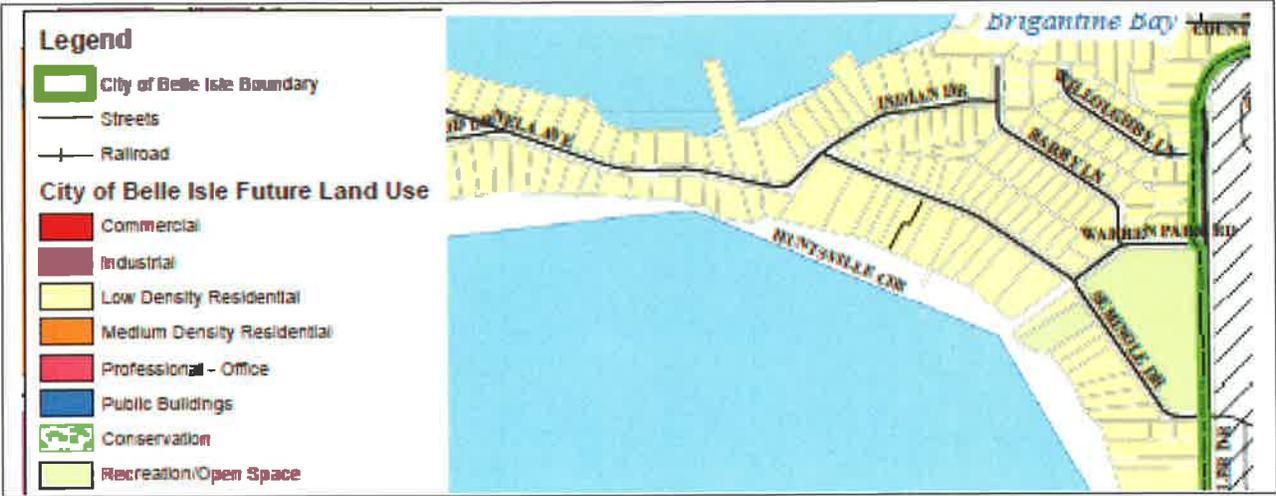
Land Area:
±1.97 acres

Applicant's Request:
The Applicant is seeking a variance to
the minimum lot width in the R-1AA
Zoning District

Recommendation:
Approval of the variance
subject to the conditions
contained in this report.

Public Comment:
Courtesy notices were mailed
to property owners within
300ft. of the subject property
the week of April 17, 2015.
As of the published date of
this report, staff has received
_____ from the public
concerning this request

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting a variance to the minimum lot width requirement in the R-1AA zoning district on 1.97 acres at 6806 Seminole Drive. The subject property has been used as a mobile home park and would be redeveloped as six single family homes. The proposed project will be gated and developed with a single entrance private street with a cul-de-sac at its terminus.

Project Context

The property lies at the southeastern intersection of Seminole Drive and Nela Avenue. It is the site of a former mobile home park. The location is surrounded by properties designated as Low Density Residential on the City’s Future Land Use Map. The surrounding area is zoned R-1AA zoning. The property sits on the north shore of Lake Conway.

Table 1—Project Context - Adjacent Properties			
	<i>Future Land Use</i>	<i>Zoning</i>	<i>Use</i>
North	Low Density Residential	R-1AA	Single-Family
East	Low Density Residential	R-1AA	Single-Family
South	Lake Conway	Lake	Lake
West	Low Density Residential	Lake Conway	Lake Conway

Historical Context

The property is part of a larger platted subdivision known as Lake Conway Park. This subdivision along Lake Conway was originally developed with 70’ wide lots. In some instances, lots were combined to create larger building sites. The width of the proposed lots are all greater than 70.’ See Lake Conway Park Subdivision figure below:

Lake Conway Park Subdivision



Conformance with the GMP

As illustrated on the Future Land Use map on page 2 of this report, the subject property is classified as Low Density Residential on the City’s Future Land Use map. Section 54-33 of the Belle Isle City Code describes the intent and purpose of this future land use category:

Sec. 54-32. - Low-density residential.

The low-density residential land use allows for residential development at less than five and five-tenths (5.5) units per acre. The most appropriate type of residential development in this land use classification is single-family detached dwellings. The zoning categories that are most consistent with this land use classification are R-1-AAA, R-1-AA, R-1-A, and R-1. One of the most important functions of this land use is to preserve existing and future neighborhoods from the encroachment of nonresidential uses and the stress of over-development on the city's roads, parks, and other services.

The density proposed for this project is 3.1 dwelling units per acre, which is within the prescribed density range of the Low Density Residential future land use category. The proposed configuration of the units as detached single family meets the intent of this category.

Conformance with the Land Development Code

The development standards applicable to the R-1AA (Single-family Dwelling District) zoning district are shown in Table 2 below:

Zoning District	Min Lot Width	Min Lot Size	Setback Requirements			Maximum Impervious Surface Ratio (ISR)
			Front	Rear	Side	
R- 1AA	85'	10,000 SF	30'	35'	7.5'	.65

The Applicant has proposed six lots, all exceeding the minimum lot size of 10,000 Square Feet. The smallest lot in area is lot 3 at 11,325.6 SF. The need for the variance arises because the minimum lot width of 85' cannot be achieved given the desire to attain six lots.

The width of lots varies from the narrowest (70.0') at Seminole Drive to 78.58' along the shore of Lake Conway. (The corner lot (Lot 1) is narrower than 70' at the actual corner, but widens to 78.85' at the internal street.) Section 42-64 of the Belle Isle Land Development Code sets out the requirements for the review of variance applications.

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.

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

- a) A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.*
- b) Notice of public hearing for the variance shall be given as required by the article for hearing before the board.*
- c) The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.*
- d) It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.*
- e) It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.*
- f) It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.*
- g) It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.*
- h) The board shall find that the preceding requirements have been met by the applicant for a variance.*

PROJECT ANALYSIS

Transportation Planning

Access to the proposed development will be from Nela Drive via an existing access point. There is only one proposed access point for the project, and is by way of a gated access.

The cross section of the on-site road provided with the preliminary concept plan submittal is 20' wide and is proposed as pavers over crushed concrete.

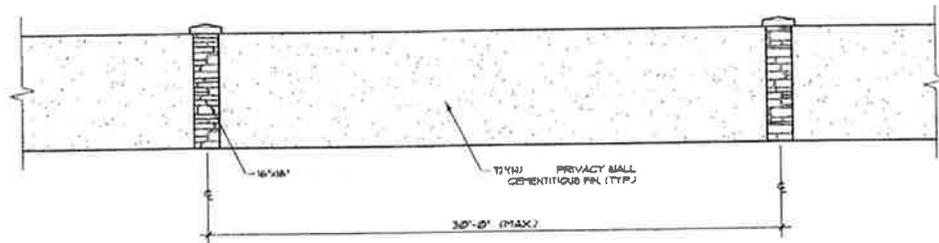
Architecture/Urban Design

The Applicant has provided typical home elevations as part of the Application for Variance. The Board may consider conditions on any variance approval that require certain appearance and architectural standards be met, if the Board makes a finding that architectural style and appearance is considered a factor in meeting the *character of neighborhood* standard in Section 42-64 (e), or is required to ensure that the resulting development will not be *injurious to the neighborhood* as described in Section 42-64 (g) of the Belle Isle Land Development Code.

Landscaping/Fencing

The Application includes a six-foot privacy wall along the entire northern boundary along Seminole Drive, with a 60' return to the front of the house next door and along the western boundary along Nela to approximately 80' south of the gated entrance. A rendering of the typical wall section is shown below:

Note: Privacy wall shall be constructed 3'-0" off property line along Seminole and Nela so that a landscaped and irrigation buffer can be provided. Oak trees (4" DBH) to be planted every 20'-0" along the inside of privacy wall to buffer the proposed development.



Environmental

The project will be required to meet the 50' setback from the 86.9' OHWL of Lake Conway. The proposed subdivision plan accommodates this requirement. An environmental swale meeting Water Management District and City requirements shall be included on Lots 4, 5 and 6. An existing boat dock and other dilapidated pilings in Lake Conway and along the shoreline will be removed.

All lots must have individual septic tanks permitted through the Orange County Environmental Protection Department. Potable water service will be provided by Orange County Utilities.

Evaluation of Variance Requirements

The following is a review of the requirements for the granting of a variance as they apply to the subject application

- a. *It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.*
- b. *The application proposes six single-family lots on the former mobile home park site. The resulting density is well within the maximum density of the future land use designation. Each of the lots meets the minimum area requirements of the R-1AA zoning district. If no variance were granted, the shape and configuration of the combination of the two land parcels would result in limiting the redevelopment to four lots over 100' in width, well above the minimum required in the zoning district. Given that there is no issue with minimum lot size, a hardship associated with the condition of the shape and configuration of the land is found to exist.*
- c. *It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.*

The hardship associated with this variance request is not personal in nature but is attributed to the shape and configuration of the parent tracts. The granting of the variance would allow for the use of the property in keeping with the character of the surrounding neighborhood and its historical context.

- a. *It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.*
- b. *The proposed residential subdivision is well within the density limits of the Low Density Residential future land use category and meets the minimum lot area requirement of the R-1AA zoning district. The proposed variance would result in the reasonable utilization of the property and meets the standard in Section f.*
- c. *It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.*

The granting of the proposed variance is in keeping with the intent and purpose of the Belle Isle Land Development Code and will result in redevelopment of the property that is consistent with the character of the surrounding neighborhood and the historical lot characteristics of the subdivision.

Site Photos



Views of on-site conditions



View of Lake Conway from property

FINDINGS AND RECOMMENDATION

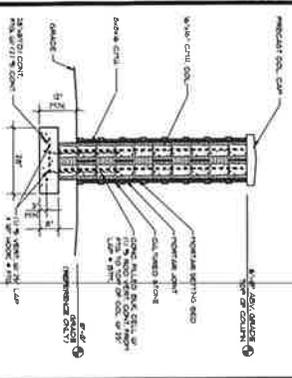
Variance to Minimum Lot Width

A) Variance of 15' to the minimum lot width of 85' in the R-1AA zoning district.

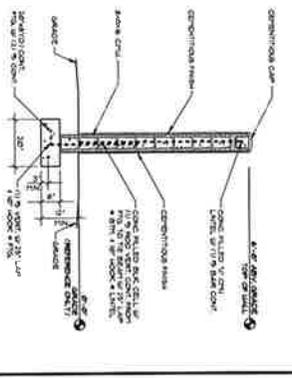
Staff Recommendation: Approval of the requested variance, based on the finding that the request meets the standards for approval of a variance contained in Section 42-64 of the Belle Isle Land Development Code, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

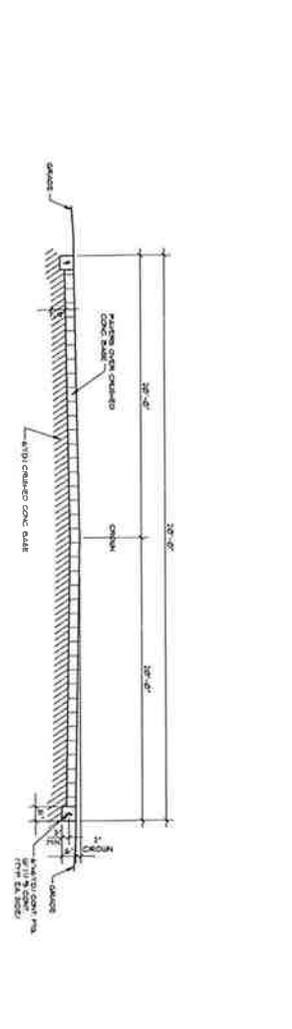
1. The variance is granted based on plans (sheets SP-1, SP-2 and SP-D), submitted by Walters Construction dated April 6, 2015.
2. The drive and entrance gate as shown is subject to final driveway permit requirements as determined by the City Manager.
3. HOA Required - Any and all common areas, including but not limited to the private street, perimeter walls, and common exterior lighting, shall be owned and maintained by a homeowners association.
4. Prior to the first building permit for the first single family home, the applicant shall submit architectural renderings and/or architectural guidelines to the City Manager for approval.
5. Accessory structures on lots 1-3 shall meet the principal structure rear yard setback of 30 feet.
6. The project will be required to meet the 50' setback from the 86.9' OHWL of Lake Conway.
7. An environmental swale meeting Water Management District and City requirements shall be included on Lots 4, 5 and 6.
8. All lots must have individual septic tanks permitted through the Orange County Environmental Protection Department.
9. The existing boat dock and all dilapidated pilings in Lake Conway shall be removed prior to the issuance of the first building permit for any single-family home.
10. Developer to provide plat to the City for approval prior to issuance of any building permits.



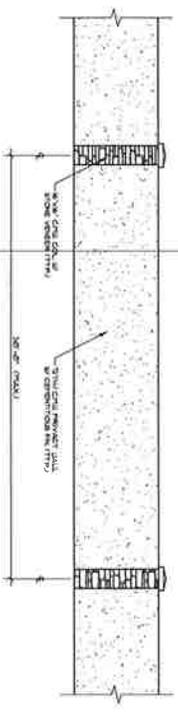
11 - PRIVACY WALL COL. SCALE: 1/4" = 1'-0"



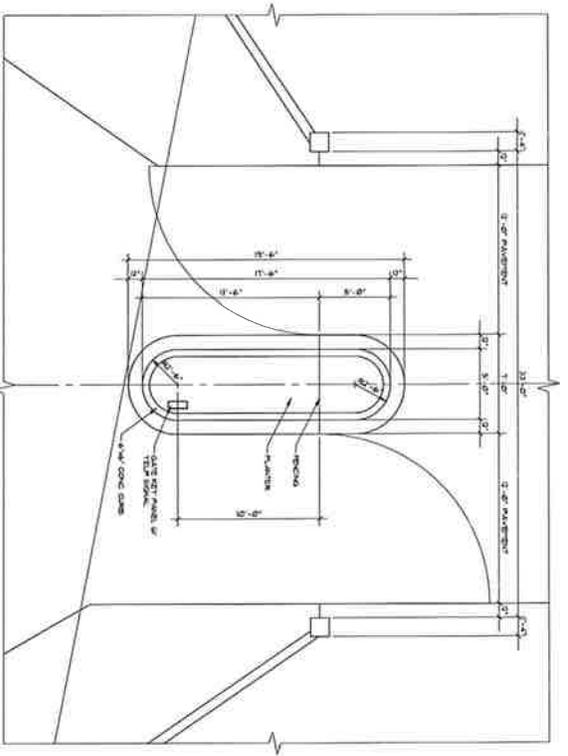
10 - PRIVACY WALL SCALE: 1/4" = 1'-0"



1 - ROAD CROSS-SECTION SCALE: 1/4" = 1'-0"



PRIVACY WALL ELEVATION SCALE: 1/4" = 1'-0"



ISLAND FLOOR PLAN SCALE: 1/4" = 1'-0"

PROJECT NO. CON-2016-001
 DATE: 05/15/16
 DRAWN BY: JTR
 SHEET NO. SP-D

NO.	REVISIONS

DETAILS
 SITE PLANNING FOR
Conway Summit
 Nola Avenue, Belle Isle, FL

VERSION - 8
WALTERS CONSTRUCTION

From: City of Belle Isle - Yolanda Quiceno (yquiceno@cobifl.com)
Sent: **Wednesday, April 9, 2015**
To: classified_legal@orlandosentinel.com
Subject: **Legal Classified Adv to be published Saturday, April 18, 2015**

Please place the following advertisement in the **Orlando Sentinel Legal Advertisement section**. If you have any questions or need additional information, please contact Yolanda Quiceno at (407) 851-7730. Thanks for your assistance.

NOTICE OF PUBLIC HEARING

You are hereby notified that the City of Belle Isle Planning & Zoning Board, Belle Isle, Orange County, Florida will hold a public hearing on **Tuesday, April 28, 2015 at 6:30 p.m.** or as soon thereafter as possible, in the Belle Isle City Hall Council Chambers located at 1600 Nela Avenue, Belle Isle, Florida, 32809, at which meeting the following items will be heard:

Public Hearing Case#2015-04-001 Request by applicant Walters Construction Company, on behalf of Charles A. Bruno, located at 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021, from Section 50-73(a) for a reduction in minimum lot width from 85 feet to 70 feet, for six new lots. Please see Site Plan available at City Hall.

Public Hearing Case#2015-03-017 Request by applicant Black Pearl Realty Investments, LLC located at 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and Lake Conway Park G/138 Lot 4 also described as Parcel ID# 29-23-30-4389-04-050, from Section 50-102(b)(5a), for a variance allowing a 5 foot high fence to span past the front elevation of the house and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.

As required by Section 286.0105, Florida Statutes, you are hereby notified that should any person to decide to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, they may need to ensure that a verbatim record is made to include the testimony and evidence upon which the appeal is to be based. Be advised any person wishing to comment may be heard during the public hearing.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodations to participate in this proceeding, he or she should contact the City Clerk's Office at least 24 hours in advance of the meeting. City Clerk: 407-851-7730.

Yolanda Quiceno
City Clerk

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

REGULAR SESSION

**April 28, 2015
6:30 P.M.**

ITEM 3

ADVERTISED PUBLIC HEARING – April 18, 2015

M E M O R A N D U M

TO: Planning and Zoning Board
FROM: Yolanda Quiceno
DATE: April 17, 2015
SUBJECT: Public Hearing Case#2015-04-001

Applicant Walters Construction Company, on behalf of property owner Charles A. Bruno, located at 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021, request a variance from Section 50-73(a) for a reduction in minimum lot width from 85 feet to 70 feet, for six new lots. Please see Site Plan.

Background:

1. On February 25, 2015, Walters Construction Company submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, April 18, 2015 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on April 17, 2015.

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.

ITEM 3

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(a) as follows: a reduction in minimum lot width from 85 feet to 70 feet, for six new lots

on the property described as 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021 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(a) as follows: a reduction in minimum lot width from 85 feet to 70 feet, for six new lots

on the property described as 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021 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
William G. Brooks, PE

City Manager
Keith Severns

April 17, 2015

Planning & Zoning
Board

«Parcel»
«FullName»
«Address»
«City» «STZIP»

David Woods
Chairman
District 1

APPLICANT: WALTERS CONSTRUCTION COMPANY
P&Z CASE #2015-04-001
REQUEST: VARIANCE FOR 6806 SEMINOLE, BELLE ISLE, FL
PARCEL I.D. #29-23-30-4389-02-010 ORANGE COUNTY, FL; and
#29-23-30-4389-02-021 ORANGE COUNTY, FL

OPEN SEAT
District 2

Nicolette Kramer
District 3

Greg Templin
District 4

Dear Property Owner:

OPEN SEAT
District 5

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hear a request for a variance for property captioned above.

John McLeod
District 6

Public Hearing Case#2015-04-001

Nicholas Fouraker
District 7

Applicant Walters Construction Company, on behalf of property owner Charles A. Bruno, located at 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021, request a variance from Section 50-73(a) for a reduction in minimum lot width from 85 feet to 70 feet, for six new lots. Please see Site Plan.

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, April 28, 2015** at 6:30 p.m. or as soon thereafter as possible, Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809.

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
City Clerk

Walters Construction Company - 2015-04-001 Mailing Labels

Parcel	FullName	Address	City	STZIP
302329438901080	TWICHELL ALAN F JR	3025 INDIAN DR	BELLE ISLE	FL. 32812
302329438903030	LINDAS STEVEN H	3106 INDIAN DR	BELLE ISLE	FL. 32812
302329438903360	JOHN SUZANNE E	6809 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903341	TURZYNSKA JOANNA	ZIMNY DWOR	83-425 TRZEBUN	XX (POLAND)
302329438901031	DONOVAN MICHAEL T	2935 NELA AVE	BELLE ISLE	FL. 32809
302329438903010	KLING JENIFER L	3016 INDIAN DR	BELLE ISLE	FL. 32812
302329438902040	DOUGLAS JUDITH B	6820 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902060	WEINSIER RICHARD TR	6824 SEMINOLE DR	ORLANDO	FL. 32812
302329438901021	2931 NELA AVENUE LAND TRUST	C/O FP CONSULTANTS LLC TRUSTEE 2	ORLANDO	FL. 32806
302329438901041	HENDRY WILLARD MYRON	3007 NELA AVE	BELLE ISLE	FL. 32809
302330115200010	SCHMIDT ELIZABETH	2915 NELA AVE	BELLE ISLE	FL. 32809
302330115200041	MILLER DAVID C	2920 NELA AVE	BELLE ISLE	FL. 32809
302330115200032	MULLICAN PAUL R	2912 NELA AVE	BELLE ISLE	FL. 32809
302329438901024	GENT GREGORY	2924 NELA AVE	BELLE ISLE	FL. 32809
302329438903350	OSTNER CHARLES F JR	6815 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438901090	HARVILL ERNEST S	3031 INDIAN DR	BELLE ISLE	FL. 32812
302329438903020	CURTIS LORI R	3026 INDIAN DR	BELLE ISLE	FL. 32812
302329438902010	BRUNO CHARLES A	2113 CHRISTINA CV	HOOVER	AL. 35244
302329438901023	HAND MARY T	2928 NELA AVE	BELLE ISLE	FL. 32809
302329438902021	BRUNO CHARLES A	2113 CHRISTINA CV	HOOVER	AL. 35244
302329438901060	TATRO NANCY E	3013 INDIAN DR	BELLE ISLE	FL. 32812
302329438901070	WAKLEY EMILY S	3019 INDIAN DR	BELLE ISLE	FL. 32812
302329438901022	SCHARF RICHARD K	2919 NELA AVE	BELLE ISLE	FL. 32809

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: 3/29/15 P&Z CASE # 2015-04-001

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 4/28/2015

APPLICANT: Walters Construction

OWNER: Charles Bruno

ADDRESS: 6806 Seminole Dr Orlando, FL 32812

PHONE: 407.234.5187

PARCEL TAX ID #: 29-23-30-4389-02-010 --&-- 29-23-30-4389-02-021

LAND USE CLASSIFICATION: Low Density Residential ZONING DISTRICT: R1-AA

DETAILED VARIANCE REQUEST:

Reduction in Minimum Lot width. See attached site plan and notes.

SECTION OF CODE VARIANCE REQUESTED ON: Minimum Lot width.

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

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

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

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

PD 2/25/15 Date Paid

1324 Check/Cash

JH Rept # 742299 Rec'd By

Determination

Appealed to City Council: Yes No

Council Action:

3/30/15

To: City of Belle Isle
Re: 6806 Seminole Dr

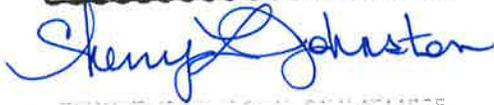
I, Charles A Bruno, authorize Brent Walters and Walters Construction Company to apply for a variance related to my property located at 6806 Seminole Dr, consisting of Orange County Parcels 29-23-30-4389-02-010 --&-- 29-23-30-4389-02-021.

Sincerely,



Charles A Bruno

SHERRY L. JOHNSTON
Notary Public
STATE OF ALABAMA



MY COMMISSION EXPIRES: **January 5, 2019**

Lake Conway Summit



Project Overview:

Lake Conway Summit is a six-home, private community in the Belle Isle Neighborhood of Nela Ave. The six home enclave will replace the previous multi unit Mobile Home Park and the proposed 18 unit Town Home project (Bella Piazza). The executive home sites will range from over ¼ acre to ½ acre. All home sites and structures will meet all current zoning requirements, with the exception of minimum lot width, and will adhere to all current zoning setbacks and design criteria. Several examples of anticipated home elevation designs attached.

Project Location:	6806 Seminole Dr.
Project Size:	1.97 Acres
Existing Topographic Character:	See Attached Survey
Existing Land Use:	Low Density Res.
Proposed Land Use:	Low Density Res.
Existing Streets and Roadways:	See attached Survey
Building Types Proposed:	R1AA Standards
Locations of proposed Buildings:	See Site Plan
Surrounding Zoning:	R1AA

Past Site Usage:	Multi Site Mobile Home Park Planned 18 Unit Town Home Project
-------------------------	--

Proposed Usage:	6 – single family homes (1/4- 1/2 Acre)
------------------------	--

Variances from Current Zoning:	Reduction of lot width only.
---------------------------------------	-------------------------------------

Street Landscaping

All areas abutting Nela Ave. and Seminole Dr. shall have canopy trees planted at a minimum of 30 feet on center with a minimum canopy height of 8 feet (measured from existing grade), inclusive of any existing trees that are not removed). Canopy trees shall be planted within 10 feet of property line to maximize cover, and efforts will be made to save any healthy existing trees based on wall locations and home footprints. Trees may include Oak (Live or Laurel), Magnolia or other similar varieties in order to maximize the appeal of the neighborhood and area in general. Additionally exterior wall shall have Grass or other acceptable groundcover between sidewalk and road as well as natural hedge (example Indian Hawthorn) between sidewalk and wall (space permitting).

Street Lighting

All street lighting (shown on sight plan) shall be LED and meet Belle Isle & Orange County residential neighborhood street light requirements.

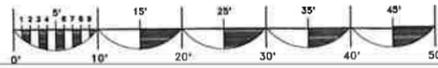
Architectural Design

All homes will meet all Belle Isle R1AA design criteria including minimum square footage, setbacks, design standards etc. Examples of typical home designs are included in this submission.



Conway Summit at Nela Avenue - Belle Isle, FL

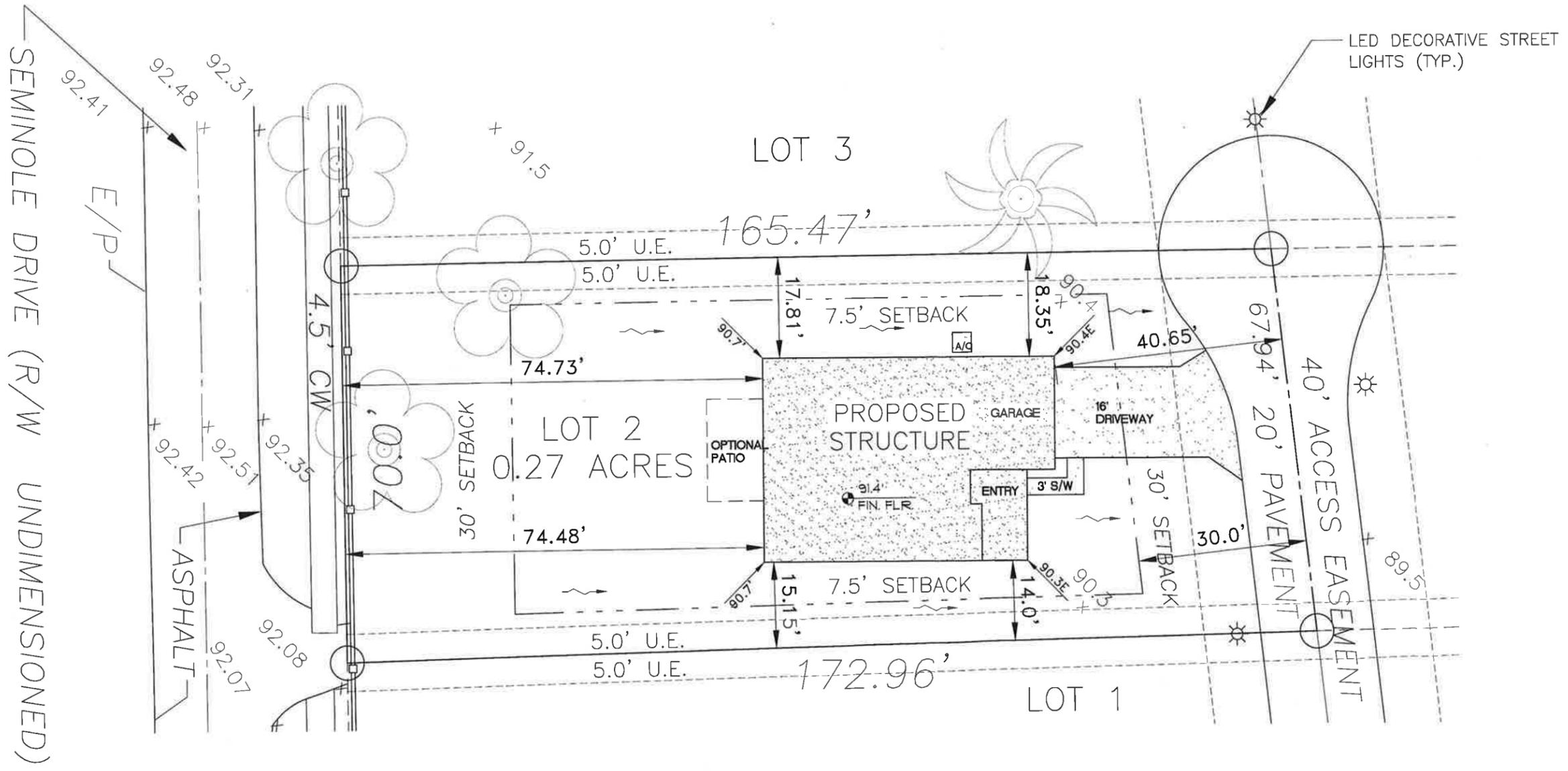
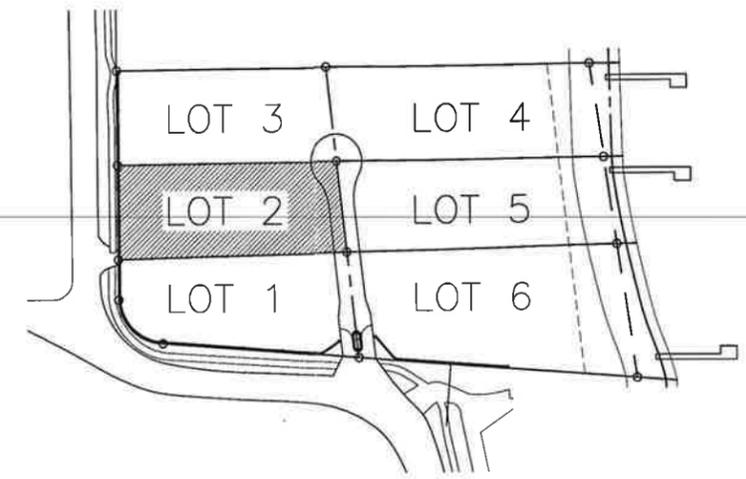
LOT 2 - LOT AREAS (IFR)	
LOT AREA:	11,644 SF.
BUILDINGS FOOTPRINT:	1,792 SF.
DRIVES & WALKS:	563 SF.
PAVEMENT:	842 SF.
MISC. CONC.:	12 SF.
TOTAL IMPERVIOUS:	3,209 SF.
PERCENT IMPERVIOUS (35% MAX)	27.6%



SCALE: 1" = 100'

LEGAL DESCRIPTION
 LOT 2, CONWAY SUMMIT SUBDIVISION, OF LOTS 1, 2, 3 AND LAND TO THE LAKE, LAKE CONWAY PARK, AS RECORDED IN PLAT BOOK G, PAGE 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

KEY PLAN N.T.S.



WALTERS CONSTRUCTION

VERSION - 4

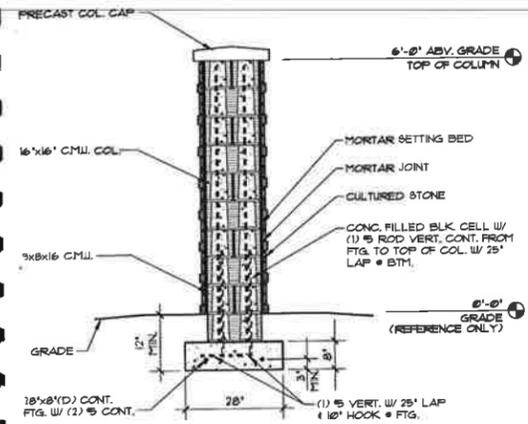
SITE PLAN - LOT 2
 SITE PLANNING FOR:
Conway Summit
 Nels. Avenue, Belle Isle, FL

REVISIONS

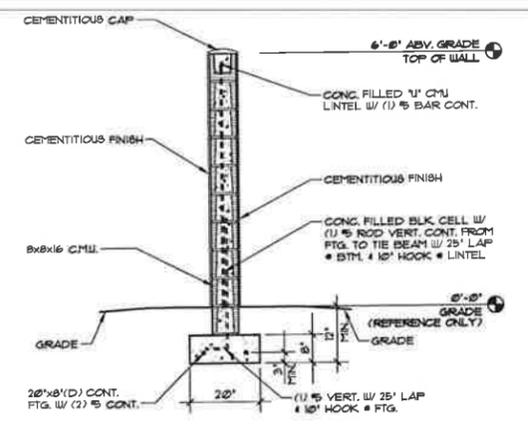
AW

PROJECT NO.: WCN8145P2
 DATE: 23 MAR 2015
 DRAWN BY: JTR

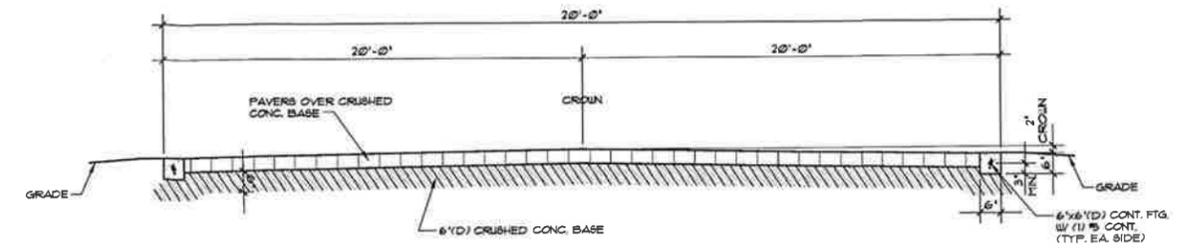
SHEET NO.:
SP-2



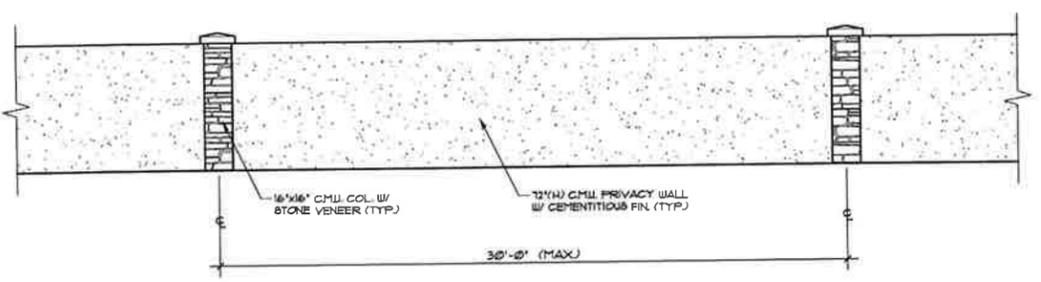
11 - PRIVACY WALL COL. SCALE: 1/2" = 1'-0"



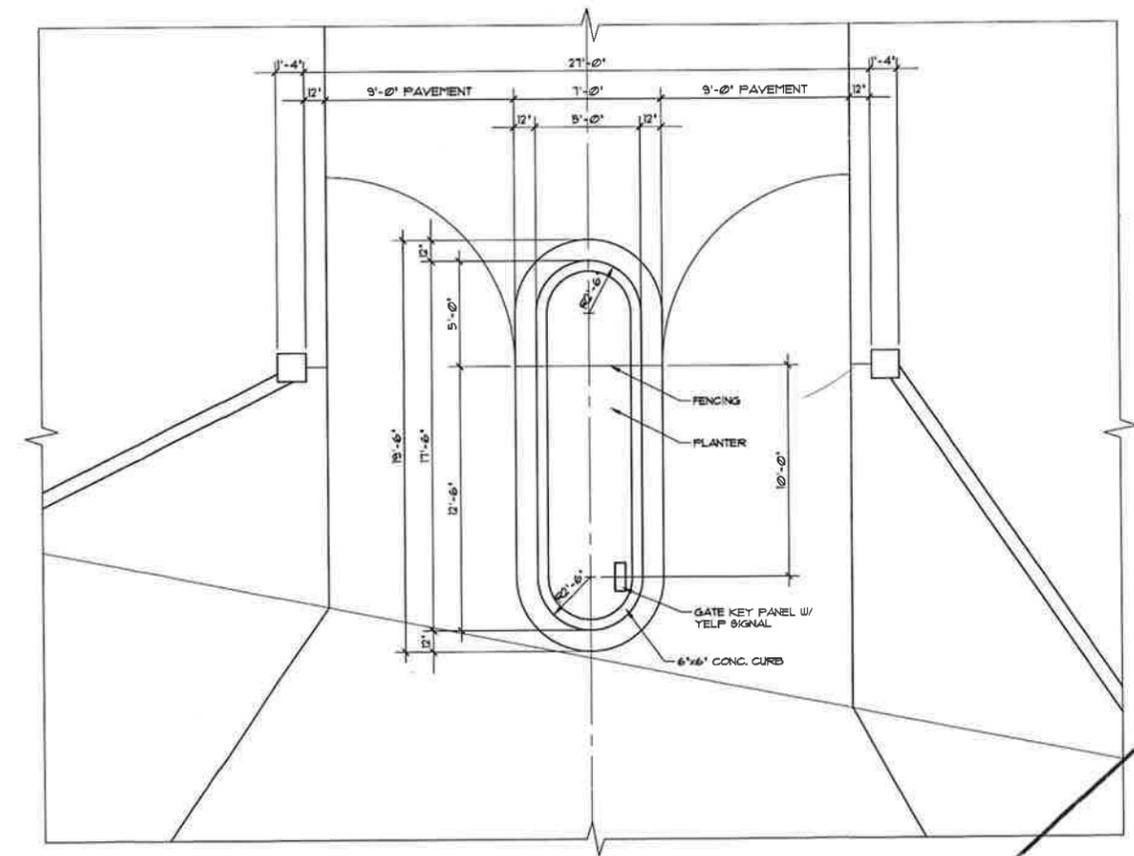
10 - PRIVACY WALL SCALE: 1/2" = 1'-0"



1 - ROAD CROSS-SECTION SCALE: 1/2" = 1'-0"



PRIVACY WALL ELEVATION SCALE: 1/4" = 1'-0"



ISLAND FLOOR PLAN SCALE: 1/4" = 1'-0"

WALTERS CONSTRUCTION

VERSION - 4

DETAILS
SITE PLANNING FOR
Conway Summit
Neils Avenue, Belle Isle, FL

NO.	DESCRIPTION

[Handwritten signature]

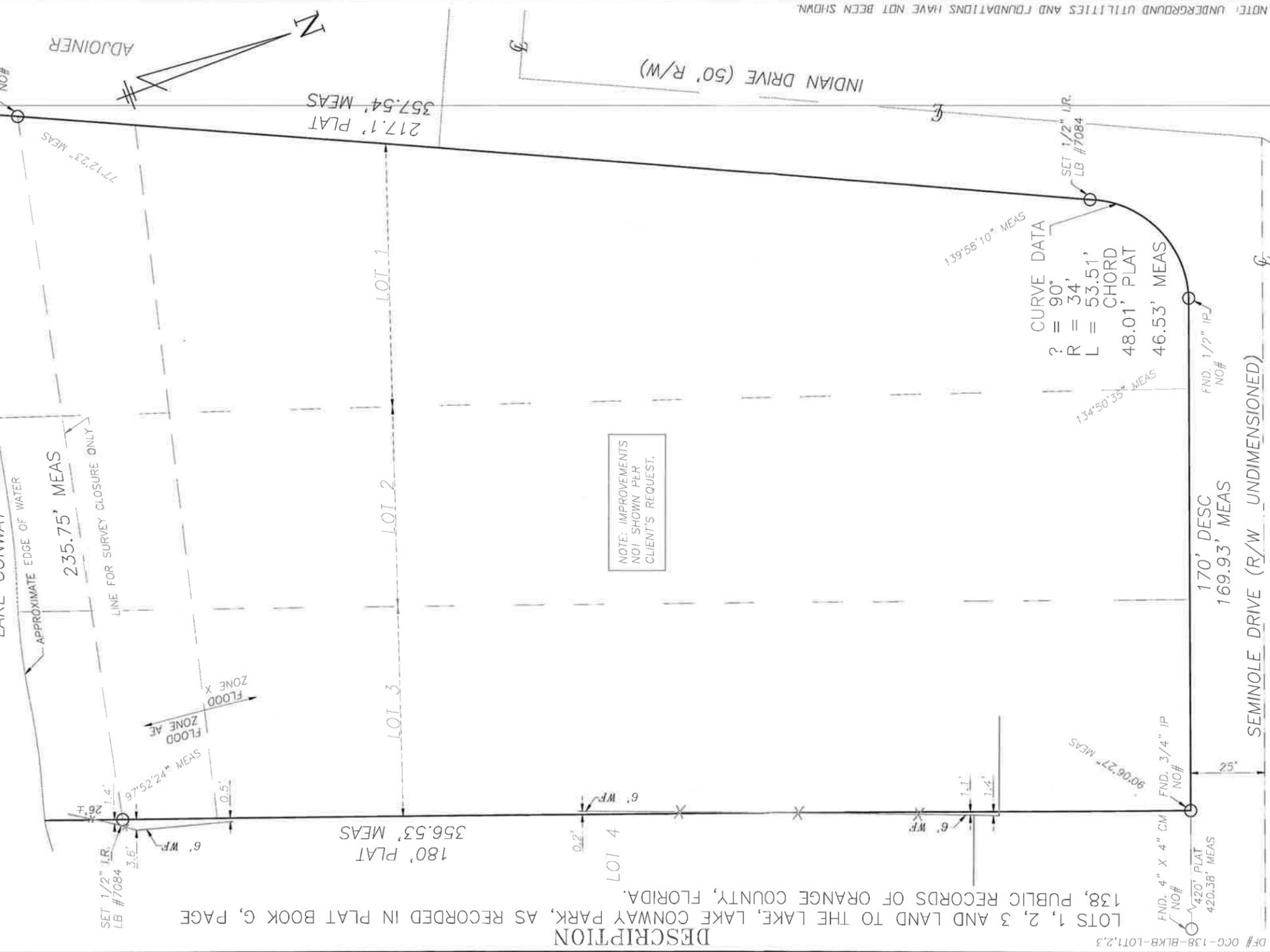
PROJECT NO.:
WCN6M48PD
DATE:
23 MAR 2015
DRAWN BY:
JTR

SHEET NO.:
SP-D

MAP OF SURVEY

6806 SEMINOLE DRIVE

LAKE CONWAY



DESCRIPTION
 LOTS 1, 2, 3 AND LAND TO THE LAKE, LAKE CONWAY PARK, AS RECORDED IN PLAT BOOK G, PAGE 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DF# 00C-138-BLKB-L011,2,3

NOTE: IMPROVEMENTS NOT SHOWN PER CLIENT'S REQUEST.

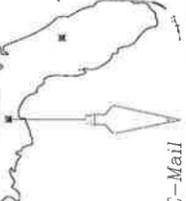
NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

BOUNDARY SURVEY CERTIFIED TO: BELLA PIAZZA, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; CNL BANK; THE CLOSING AGENT, INC.

RE - SURVEYED ON 2-10-06 A.R. FIELD DATE: MARCH 9, 2005
 SCALE: 1"=40' DRAWN BY: A.R./B.D.

LEGEND
 BC - BACK OF CURB
 CALC - CALCULATED
 CLF - CENTERLINE
 CONG - CONCRETE
 CP - CONCRETE PAD
 Δ - CENTRAL ANGLE
 Δ - DESCRIPTION
 DW - DRIVEWAY
 E/P - EDGE OF PAVEMENT
 FND - FOUND
 IR - IRON ROD
 MEAS - MEASURED
 N&D - NAIL & DISK
 PC - PAVILION
 TYP - TYPICAL
 UE - UTILITY EASEMENT
 LB - LICENSE BUSINESS

M.A.P. Land Surveying, Inc.
 4515 Curry Ford Rd. Suite C
 Orlando FL 32812
 PH. 407 896 4557
 FAX 407 896 4874



THIS BUILDING/LOT IS IN FLOOD ZONE X & AE, BASED ON FLOOD INSURANCE RATE MAP, NO.120181 0430 E, CITY OF BELLE ISLE, FLORIDA.
 BEARING STRUCTURE BASED ON THE SOUTH RIGHT OF WAY LINE OF SEMINOLE DRIVE.

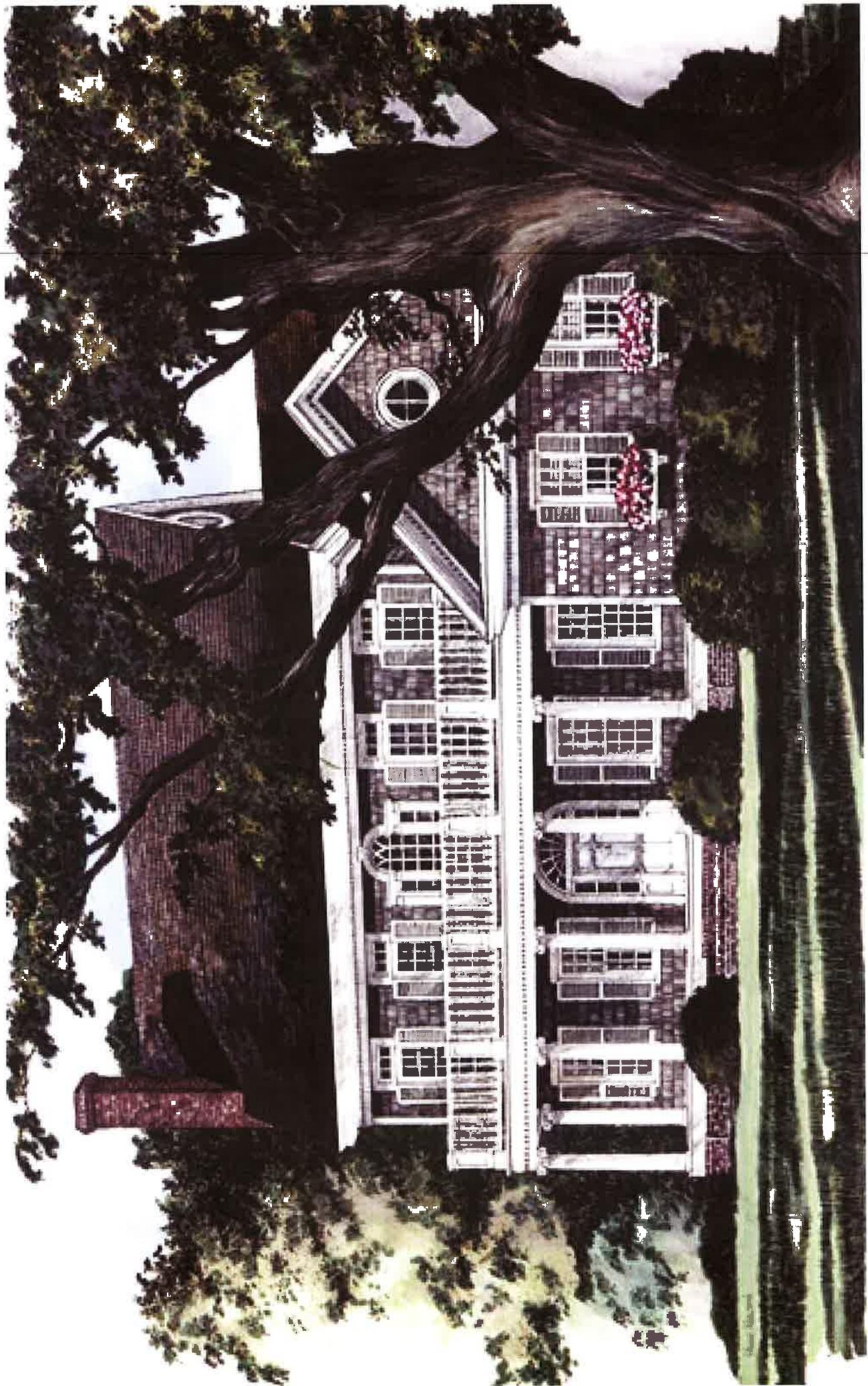
Andrew Perry, P.S.M.
 Professional Surveyor & Mapper #6124
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

E-Mail: Maplandsurveying@AOL.com LB #7084











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: 3/29/15 P&Z CASE #: _____

VARIANCE SPECIAL EXCEPTION OTHER DATE OF HEARING: _____

APPLICANT: Walters Construction OWNER: Charles Bruno

ADDRESS: 6806 Seminole Dr
Orlando, FL 32812

PHONE: 407.234.5187

PARCEL TAX ID #: 29-23-30-4389-02-010 --&-- 29-23-30-4389-02-021

LAND USE CLASSIFICATION: Low Density Residential ZONING DISTRICT: R1-AA

DETAILED VARIANCE REQUEST: _____

Reduction in Minimum Lot width. See attached site plan and notes.

SECTION OF CODE VARIANCE REQUESTED ON: Minimum Lot width.

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

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

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

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE: \$150.00

Date Paid

Check/Cash

Rec'd By

Determination A

Appealed to City Council: Yes No

Council Action: _____

3/30/15

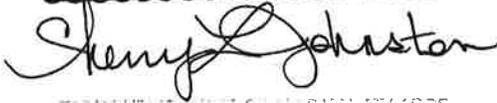
To: City of Belle Isle
Re: 6806 Seminole Dr

I, Charles A Bruno, authorize Brent Walters and Walters Construction Company to apply for a variance related to my property located at 6806 Seminole Dr, consisting of Orange County Parcels 29-23-30-4389-02-010 --&-- 29-23-30-4389-02-021.

Sincerely,


Charles A Bruno

SHERRY L. JOHNSTON
Notary Public
STATE OF ALABAMA



MY COMMISSION EXPIRES: ~~January 5, 2015~~
January 5, 2019

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

REGULAR SESSION

April 28, 2015

6:30 P.M.

ITEM 4

ADVERTISED PUBLIC HEARING – April 18, 2015

M E M O R A N D U M

TO: Planning and Zoning Board
FROM: Yolanda Quiceno
DATE: April 17, 2015
SUBJECT: Public Hearing Case#2015-03-017

Applicant Black Pearl Realty Investments, LLC located at 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and LAKE CONWAY PARK G/138 LOT 4 also described as Parcel ID# 29-23-30-4389-04-050, request a variance from Section 50-102(b)(5a) allowing a 5 foot high fence to span past the front elevation and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.

Background:

1. On March 20, 2015, Black Pearl Realty Investments LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, April 18, 2015 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on April 17, 2015.

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.

ITEM 4

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 50-102(b)(5a) allowing a 5 foot high fence to span past the front elevation and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.

on the property described as 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and LAKE CONWAY PARK G/138 LOT 4 also described as Parcel ID# 29-23-30-4389-04-050, 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 50-102(b)(5a) allowing a 5 foot high fence to span past the front elevation and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.

on the property described as 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and LAKE CONWAY PARK G/138 LOT 4 also described as Parcel ID# 29-23-30-4389-04-050, 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
William G. Brooks, PE

City Manager
Keith Severns

April 17, 2015

Planning & Zoning
Board

«Parcel»
«FullName»
«Address»
«City» «STZIP»

David Woods
Chairman
District 1

APPLICANT: BLACK PEARL REALTY INVESTMENTS, LLC
P&Z CASE #2015-03-017
REQUEST: VARIANCE FOR 7210 SEMINOLE DRIVE, BELLE ISLE, FL
PARCEL I.D. #29-23-30-4389-04-040 ORANGE COUNTY, FL; and
#29-23-30-4389-04-050 ORANGE COUNTY, FL

OPEN SEAT
District 2

Nicolette Kramer
District 3

Greg Templin
District 4

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hear a request for a variance for property captioned above.

OPEN SEAT
District 5

John McLeod
District 6

Public Hearing Case #2015-03-017

Applicant Black Pearl Realty Investments, LLC property owner of 7210 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-04-040 and LAKE CONWAY PARK G/138 LOT 4 also described as Parcel ID# 29-23-30-4389-04-050, request a variance from Section 50-102(b)(5a) allowing a 5 foot high fence to span past the front elevation and a 6 foot fence heading easterly across property attaching to the front elevation of the existing garage.

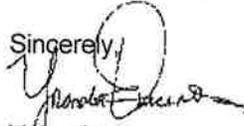
Nicholas Fouraker
District 7

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, April 28, 2015** at 6:30 p.m. or as soon thereafter as possible, Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809.

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
City Clerk

Black Pearl Realty Investments - 2015-03-017 Mailing Labels

Parcel	FullName	Address	City	STZIP
302329438904050	BLACK PEARL REALTY INVESTMENTS LLC	12769 NARCOOSSEE RD	ORLANDO	FL. 32832
302329438904020	STEPHENSON HEATHER A	7204 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904040	BLACK PEARL REALTY INVESTMENTS LLC	12769 NARCOOSSEE RD	ORLANDO	FL. 32832
302329438904060	CRUZ ELVIRA F	3712 HALF MOON DR	ORLANDO	FL. 32812
302329438904081	DODSON SHIRLEY RICE	7224 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438905010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT PO BOX 1393	ORLANDO	FL. 32802
302329438904010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT PO BOX 1393	ORLANDO	FL. 32802
302329438904132	MALAGIAN ZACHARY	7232 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904090	FOGLE ROGER L	7228 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904091	DODSON SHIRLEY RICE TRUSTEE	7224 SEMINOLE DR	BELLE ISLE	FL. 32812

City of Belle Isle

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

2015-03-017

DATE: 3/5/15 P&Z CASE #:

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 4/28/2015

APPLICANT: Black Pearl Realty Investments, LLC OWNER: Black Pearl Realty Investments, LLC

ADDRESS: 7210 Seminole Dr adjacent lot Steve Fusilier

Orlando, FL 32832

PHONE: 407-448-2733

PARCEL TAX ID #: 29-23-30-4389-04-040, 29-23-30-4389-04-050

LAND USE CLASSIFICATION: RES ZONING DISTRICT: RES

DETAILED VARIANCE REQUEST: Applying for fence variance. Please see attached.

SECTION OF CODE VARIANCE REQUESTED ON: Section 50-102

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

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

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

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

FOR OFFICE USE ONLY: FEE: \$150.00 3/2015 * Date Paid Check/Cash Rec'd By J. Hunter * transferred monies from previous variance application that was withdrawn 2015-01-007

FUSILIER

REALTY GROUP

March 5, 2015

RE: 7210 Seminole Drive Variance Application

To Whom It May Concern:

Please be advised that Black Pearl Realty Investments i.e. Steve Fusilier owner of 7210 Seminole Dr., Orlando, FL 32812 wishes to apply for a variance allowing 5 foot high picket aluminum fence to span past the front elevation of the house encompassing the entire property line. See attached survey with the redline for the replacement of the old Fence adding the new Picket fence. Also attached is A collective variance for the adjacent property to the east owned by Black Pearl Realty Investments, LLC i.e. Steve Fusilier applying for a variance to place a six-foot high vinyl fence attached to the existing property owners six-foot high vinyl fence heading easterly across property attaching to the front elevation of the existing garage. Both neighbors to the east and west have no issue with either the vinyl fence or the aluminum picket fence as per the attached redline surveys and permit application attached. Please advise if there is any additional information that is needed for the variance approval thank you for your time and consideration.

Best Regards,



Steve Fusilier
Black Pearl Realty Investments, LLC

FUSILIER

REALTY GROUP

Owner of 7204 Seminole Drive approves vinyl fence.
Please see below approval confirmation.

Heather A Stephenson has no problem with
the changes to the fence. - 7204 Seminole Drive
(adjacent property)

ITEM 5

Other Business

- Appointment of Vice Chair
 - Open Seat District 2
 - District 5 Appointment – Dr. Stuart Bernstein
-

ITEM 6

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.