

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

REGULAR SESSION

April 26, 2016

6:30 P.M.

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Review Minutes: February 23, 2016
 March 22, 2016 (no meeting scheduled)
3. Public Hearing Case#2016-04-019
Pursuant to City of Belle Land Development Code Sec. 50-33(3)(a)4, the Board shall review a proposed preliminary plat for recommendation to Council, submitted by applicant Christopher M. Comins, for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040.
4. Public Hearing Case#2016-04-012
Applicant Thirumala Hotel, LLC requests a variance for approval on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. # 30-23-30-0000-00-005, from Section 50-73(a) to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height.
5. Other Business:
 - Appointment of Chairman (per Sec 42-32(c1))
 - Code Revisions Update Presentation by April Fisher
April Fisher Development Planning, Inc.
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 26, 2016
6:30 P.M.**

ITEM 2

Review Minutes: February 23, 2016
 March 22, 2016 (no meeting scheduled)

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City of Belle Isle
Planning & Zoning Board Regular Session Minutes
February 23, 2016 – 6:30pm

Frank Kruppenbacher City Attorney	David Woods Chairman District 1	Chris Shenefelt District 2	Duane Jackson District 3	Gregg Templin District 4	Dr. Stuart Bernstein District 5	John McLeod District 6	Nicholas Fouraker Vice Chairman District 7
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On Tuesday, February 23, 2016 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Woods, Vice Chair Fouraker, Board member Jackson, Board member Templin, Board member Bernstein, Attorney Kruppenbacher and City Clerk Yolanda Quiceno. Absent were Board member Shenefelt and Board member McLeod.

CALL TO ORDER

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

APPROVAL OF MINUTES

Chairman Woods called for approval of the October 27, 2015 minutes.

Board member Jackson moved to approve the minutes as presented.

Board member Fouraker seconded the motion which passed unanimously.

PUBLIC HEARING CASE#2016-01-010

Applicant Orion Development, on behalf of Efesos Properties N.V. Inc. property owner of 4400 Hoffner Avenue, Belle Isle Florida, Orange County also described as Parcel ID #20-23-30-0000-00-012, request recommendation to Council for a lot split to create two new lots pursuant to Belle Isle Code Ch. 50, Art. II, Section 50-33(6) as follows Parcel 1: 232,036 SF (5.327 AC) and Parcel 2: 75,736 SF (1.739 AC).

Randy Houlihan residing at 2513 Trentwood Blvd., Belle Isle FL spoke on behalf of the owner and said they are applying for a lot split of the old Winn Dixie Plaza into two parcels as presented. The project engineer, Scott Gentry, was present to answer any questions.

Chairman Woods stated that the lot split mixes into the existing building and causes a logistical problem.

Mr. Houlihan said they are in the process and ready to demolish the building. They are waiting for the final asbestos survey to apply for the demo permit.

Chairman Woods asked if they had a proposed site plan.

Mr. Houlihan said he does have a couple of site plans but do not have any formal leases executed with tenants. He would be able to provide if required, however, he did not believe a site plan was required for the lot split request.

Chairman Woods agreed and clarified that a site plan is not required at this time. He noted that the Board is not approving the project but the division of the land.

Templin asked if Parcel 2 will be able to use the access to Conway Road or will a wall be created if the parcels have two separate owners.

Mr. Houlihan said the intent is to have joint access to all roads creating a Master Association that will oversee and control the flow. He further noted that in the future there may very well be two different owners.

Board member Templin asked if either of the owners, in the future, be able to restrict access. Mr. Houlihan said the Master Association will be in place and will control the access.

Dr. Bernstein asked if they had plans for both parcels.

Mr. Houlihan said he does not have any executed leases and would not want to misrepresent until contracts have been formally sign. Last year it was proposed to be Wawa and O'Reilly's however contracts have not been executed. The current plan resulted from recommendations from Council and the City Manager.

Chairman Woods said it was his presumption that they were not creating an additional access to Conway Road however, the Board can place as a condition for approval. Mr. Houlihan said it will not be feasible to create another exit onto Conway Road.

Chairman Woods opened for public comment.

Bill Bergman residing at 5327 Hoffner Avenue, Belle Isle shared his concerns and said it was his understanding that Wawa was a done deal. Mr. Houlihan said at this time there is no executed lease and is being cautious at this time.

Mr. Bergman asked if there was any possibility that the existing Winn Dixie building will remain on the property. Mr. Houlihan said no, not at this time.

Mr. Bergman submitted a copy of a previous site plan by the applicant and said it showed the Wawa as a tenant on the west side of the property. Mr. Houlihan said the site plan in question was proposed last year to City Council however not finalized. Attorney Kruppenbacher stated that during negotiations it was agreed that Wawa will be placed away from the residential homes.

Mr. Houlihan said this is not the forum however, for the record; they are following the recommendations made by City Council last year. Attorney Kruppenbacher clarified that the recommendation tonight is only for the lot split and how the lot is properly developed comes later during the zoning process.

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

Chairman Woods suggested approval of the request with the following conditions,

- the demolition of the building on Parcel 1 be demolished; and
- no additional building access is created on Hoffner Avenue and Conway Road.

Attorney Kruppenbacher said if Board decides to approve it should be based upon the representations and including the stipulations based upon those representations of the cross access that was discussed and that the Winn Dixie building will be removed. The site plan process was briefly discussed and the traffic portion may have to be presented by a professional traffic expert.

Board member Templin asked if the Board can place an additional condition that the building must be removed before approval. Attorney Kruppenbacher said that it is noted in the stipulation.

Board member Jackson moved, in case number 2016-01-010, to recommend that the Belle Isle City Council **APPROVE** the preliminary plan submitted by applicant Orion Development of property located at 4400 Hoffner Avenue Belle Isle, FL 32812 also described as Parcel ID #20-23-30-0000-00-012 pursuant to Chapter 50, Art. II, Section 50-33(6) allowing a lot split to create two new lots as follows: Parcel 1: 232,036 SF (5.327 AC) and Parcel 2: 75,736 SF (1.739 AC); *and the following conditions*

- *cross access as discussed*
- *demolition of the Winn Dixie as described.*

Board member Templin seconded the motion which passed unanimously.

Chairman Woods notified the applicant that the Board's recommendation will be forwarded to City Council for Approval at the March 1, 2016 City Council Meeting.

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

Chairman Woods opened discussion for appointment of a vice chair.

Board member Templin moved to re-appoint Board member Fouraker for vice chair.

Board member Jackson seconded the motion which passed unanimously.

Attorney Kruppenbacher stated that appointment for Chairman should be placed on the next agenda for approval.

CODE REVISIONS UPDATE PRESENTATION

April Fisher – Fisher Consultants

Richard Anderson, Interim City Manager provided a brief update on the code revision process to date. He stated that this will be a start of the communication necessary to make revisions that will make the code more capable to addressing the City's growing needs and would appreciate the Commission's input on the important issues that have come before the Board.

April Fisher provided an overview of process and provided a report that identifies the analysis of our code that need to be updated, revised, changed or restructured. This will allow the user of the Code (i.e. City, staff and the customer) implement the code. Ultimately, the next step is to provide draft language for consideration in a workshop setting. As well as, making sure that the code is consistent with the City's Comprehensive Plan.

The Board discussed frequent requests that have come before the board which included setback variances, front yard fencing and code enforcement on lake lots on a quarterly basis. Attorney Kruppenbacher said a variance is an exception and our code does not provide much clarity that gives the board the ability to make a clear decision. Discussion ensued on other issues that create adverse impact to the City.

Board member Jackson asked what time frame they are looking at moving forward to make the necessary changes. Ms Fisher said it may be a 6-12 month process. She envisioned providing options for consideration to make the code clearer and handle the changes in groups conceptually. The Board can discuss the options in a work session and fairly identify a recommendation to Council for approval.

Board member Bernstein asked if there will be provisions for grandfathered situations. Attorney Kruppenbacher said yes, as long as there is no violation.

Chairman Woods spoke on County and State regulations on the environment along the lake. He noted that there does not appear to be any mechanisms in place to report these types of violations. Attorney Kruppenbacher said it is important that we communicate with the code enforcement officer to process those types of violation to the appropriate government agency. Discussion ensued.

Chairman Woods noted that we have lately received variances on dock points. Our code is dismal on definition on how long a dock should be and does not take into account at all what the actual depth of the water is at the end of the dock.

In the interest of time, the Board agreed to summarize their recommendations and submit them directly to April Fisher, within the next two weeks, to process before the next meeting in March.

ADJOURN

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

Yolanda Quiceno
CMC-City Clerk

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

REGULAR SESSION

**April 26, 2016
6:30 P.M.**

ITEM 3

SUBJECT: Public Hearing Case#2016-04-019

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: April 14, 2016

Public Hearing Case#2016-04-019

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(a)4, the Board shall review a proposed preliminary plat for recommendation to Council, submitted by applicant Christopher M. Comins, for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040.

Background:

1. On March 3, 2016, FEG on behalf of Christopher Comins submitted the application, fee, and required paperwork. Preliminary plat available at City Hall.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, April 16, 2016 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on April 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.

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
Richard Anderson

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Duane Jackson
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

April 12, 2016

«Parcel»
«FullName» / «FullName2»
«Address»
«CityZip», «F6»

APPLICANT: Christopher M. Comins
P&Z CASE #2015-04-019
REQUEST 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida
Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and
Parcel ID #29-23-30-4986-00-040

Dear Property Owner:

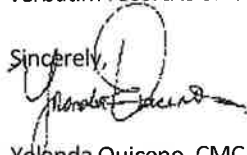
You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, April 26, 2016 at 6:30 p.m. or as soon thereafter as possible, Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809 to hear a request for a recommendation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

Public Hearing Case#2015-04-019

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(a)4, the Board shall review a proposed preliminary plat, submitted by applicant Christopher M. Comins, for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040.

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

Applicant Christopher M. Comins
P&Z Case No. #2015-04-019
Address/Parcel 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida
Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040

Parcel	FullName	FullName2	Address	City	STZIP
292313000000044					
302329000000010	FOX HOLLOW ASSOCIATES LTD		C/O ALLIANCE TAX ADVISORS 433 LAS COLINAS BLVD E STE 300	IRVING	TX. 75039
302329000000010	FOX HOLLOW ASSOCIATES LTD		C/O ALLIANCE TAX ADVISORS 433 LAS COLINAS BLVD E STE 300	IRVING	TX. 75039
302329000000013	COMINS CHRISTOPHER M		109 5TH ST	ORLANDO	FL. 32824
302329000000043	FOX HOLLOW ASSOCIATES LTD		ATTEN: LORI MEADER 2001 BLUE HERON BLVD W	RIVIERA BEACH	FL. 33404
302329498600010	COMINS DEVELOPMENT I		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329498600040	COMINS DEVELOPMENT I		6413 PINECASTLE BLVD STE 3	ORLANDO	FL. 32809
302329803602010	CLARKE PETER D		2607 OVERLAKE AVE	ORLANDO	FL. 32806
302329803602020	GENTILE MICHAEL J	GENTILE LISA A	7606 DAETWYLER DR	ORLANDO	FL. 32812
302329803602050	ARENZ BRAD W	ARENZ PAULA R	7612 DAETWYLER DR	ORLANDO	FL. 32812
302329803603012	COLON PURA M		3516 MERRYWEATHER DR	ORLANDO	FL. 32812
302329803603030	MARTIN GARY J	MARTIN CAROL V	4750 ROSEWOOD DR	ORLANDO	FL. 32806
302329803603040	BAKER JOHN R		7612 SIMMS AVE	ORLANDO	FL. 32812
302329803603050	MOLEDO JAMES M		647 NIDA DR	MELBOURNE	FL. 32935
302329803603060	CODDINGTON EQUITIES		1867 WIND HARBOR RD	BELLE ISLE	FL. 32809
302329803603070	LACEY FORREST G	LACEY DONNA L	7621 DAETWYLER DR	ORLANDO	FL. 32812
302329803603080	DENNISON KANEYO		7617 DAETWYLER DR	ORLANDO	FL. 32812
302329803603090	PENUELAS ROYMAN		7613 DAETWYLER DR	ORLANDO	FL. 32812
302329803603100	PINTO BENIGNO	PINTO LUZ E	3501 MERRYWEATHER DR	ORLANDO	FL. 32812
302329803603111	WIKSTROM MELANIE		3508 MERRYWEATHER DR	ORLANDO	FL. 32812
302329803603112	BONILLA GUY X		3500 MERRYWEATHER DR	ORLANDO	FL. 32812
302329804009010	DUFF JAMES A		PO BOX 149483	ORLANDO	FL. 32814
302329804009020	FRANKLIN BARBARA A		7639 DAETWYLER DR	ORLANDO	FL. 32812
302329804009030	CONNER CHARLES D	CONNER THERA M	6602 MITCHELL LN SW	MABLETON	GA. 30126
302329804009040	THOMAS SHARON IVA KAY JENSEN		C/O VENETIA MICHELLE LEATHERBARROW 7627 DAETWYLER DR	ORLANDO	FL. 32812
302329804009050	CASSANELLI LEONARD		2228 HOFFNER AVE	BELLE ISLE	FL. 32809
302329804009060	SMESTA STEVEN D	SMESTA PAULETTE M	7632 SIMMS AVE	ORLANDO	FL. 32812
302329804009070	RICHENBERG BRANDYN		7638 SIMMS AVE	ORLANDO	FL. 32812
302329804009080	CARLTON PAULA DENISE	KEIL CARL DAVID	7644 SIMMS AVE	ORLANDO	FL. 32812
302329804013010	DUFF JAMES A LIFE ESTATE	REM: JAMES A DUFF TRUST	3500 RAMPART DR	ORLANDO	FL. 32812
302329804013020	MCHENRY LUKE		3506 RAMPART DR	ORLANDO	FL. 32812
302329804013030	HUNTER DAVID R		3512 RAMPART DR	ORLANDO	FL. 32812
302329804013040	SHOUP STEPHEN A WINDWARD ON LAKE		3518 RAMPART DR	ORLANDO	FL. 32812
302329937600001	CONWAY CONDOMINIUM ASSN		PO BOX 568846	ORLANDO	FL. 32856
302329937624101	KACZMAREK STANLEY P	KACZMAREK LINDA L	7824 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL. 32812
302329937624102	OLIVENCIA YVONNE M		7824 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL. 32812
302329937624103	MANCITO THERESA		1106 MOSAIC DR	KISSIMMEE	FL. 34747
302329937624201	ALAVI SEPEHR		121 W 19TH ST APT 4C	NEW YORK	NY. 10011
302329937624202	FOSTER DORIS		7824 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL. 32812
302329937624203	BUCKNER STEVEN E	BUCKNER JAMIE N	7824 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL. 32812
302329937624301	SIRANG NADER		501 DIPLOMAT PKWY	HALLANDALE BEACH	FL. 33009
302329937624302	KINDT CAROL A		818 ELMCROFT BLVD	ROCKVILLE	MD. 20850
302329937624303	SOWERBY GERALD	SOWERBY OLIVE	TREADWAY COTTAGE 9 TREADWAY LN	PAGET	XX. PG (BERMUDA)
302329937630101	MCPHERSON LEONARD	MCPHERSON VERONICA	7830 HOLIDAY ISLE DR UNIT 101	ORLANDO	FL. 32812
302329937630102	BELL JANICE S		246 NW PAINT RD	CACHE	OK. 73527

Applicant Christopher M. Comins
P&Z Case No. #2015-04-019
Address/Parcel 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida
Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040

Parcel	FullName	FullName2	Address	City	STZIP
302329937630103	KACZMAREK JENNIFER E		7860 HOLIDAY ISLE DR UNIT 103	ORLANDO	FL. 32812
302329937630104	KENNEDY SHERRILL		7830 HOLIDAY ISLE DR UNIT 104	ORLANDO	FL. 32812
302329937630301	ALFORD ANGELA		1450 WASHINGTON BLVD APT 609S	STAMFORD	CT. 06902
302329937630302	OCONNELL COLLEEN		5018 MONET AVE	BELLE ISLE	FL. 32812
302329937636101	WALDRON DANIEL		47 ANN ST APT 3F	NEW YORK	NY. 10038
302329937636102	SANCHEZ FERNANDO		7836 HOLIDAY ISLE DR UNIT 102	ORLANDO	FL. 32812
302329937636103	SOWERBY GERALD	SOWERBY OLIVE	9 TREADWAY COTTAGE TREADWAY LANE	PAGET P G	XX. 04 (BERMUDA)
302329937636201	BAKER CHRISTINE	BAKER DANIEL	7836 HOLIDAY ISLE DR UNIT 201	ORLANDO	FL. 32812
302329937636202	BOXX NATHANIEL		7836 HOLIDAY ISLE DR UNIT 202	ORLANDO	FL. 32812
302329937636203	SMARTT MICHAEL SHANE	MARTIN CRAIG TRAPPER	7836 HOLIDAY ISLE DR UNIT 203	ORLANDO	FL. 32812
302329937636301	ROSAS ERNESTO		304 4TH ST STE 3B	ORLANDO	FL. 32824
302329937636302	AMUNDSON JOEL		7836 HOLIDAY ISLE DR UNIT 302	ORLANDO	FL. 32812
302329937636303	ANDREW G ROLFE TRUST		842 BINGHAM RD	RIDGEWOOD	NJ. 07450
302329937636303	ANDREW G ROLFE TRUST		842 BINGHAM RD	RIDGEWOOD	NJ. 07450
302329937642101	NILSSON JOAKIM		EKLANDA BYVAG 23	MOLNDAL	XX. 43159 (SWEDEN)
302329937642102	DECKER SCOTT A	DECKER KIMBERLY B	133 LOST BEACH LN	PONTE VEDRA BEACH	FL. 32082
302329937642103	MENARD KEVIN P	MENARD LAURIE M	581 CAMP DIXIE RD	PASCOAG	RI. 02859
302329937642104	CASACCIA JOSEPH		4407 W VASCONIA ST	TAMPA	FL. 33629
302329937642105	ROSAS ERNESTO LIFE ESTATE	REM: DANIEL ROSAS	7842 HOLIDAY ISLE DR UNIT 105	ORLANDO	FL. 32812

March 3, 2016

City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

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

Dear Reviewers;

The proposed project is located north of Daetwyler Drive between Merryweather Drive and Rampart Drive abutting Lake Conway in the City of Belle Isle, Florida. The project consists of a combination of three parcels with a total land area of approximately 3.79 acres. The project will consist of a 13 lot single residential subdivision and a four slip boat dock which would be used by the residents of this new community.

The subject site has an existing zoning of R-2 and Future Land use designation of Medium Density Residential (MDR), which has an allowable residential density between 5.6 to 10 dwelling units (du) per acre of developable area. Back in December of 2015 we submitted a rezone/PSP request to rezone the property from R-2 to PD. However, the owner decided to withdraw his PD rezone application and just move forward with the PSP request under the current R-2 zoning district. As such, we are re-submitting the PSP plans with a 13 lot subdivision in compliance with the R-2 zoning district.

The fee of \$5,000 has already been paid.

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

Sincerely,
Florida Engineering Group, Inc.


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

7710 - 29 23 30 0000 00 013
7728 - 29 23 30 4986 00 010
7740 - 29 23 30 4986 00 040

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

REGULAR SESSION

April 26, 2016

6:30 P.M.

Public Hearing Case#2016-04-019

Pursuant to City of Belle Land Development Code Sec. 50-33(3)(a)4, the Board shall review a proposed preliminary plat for recommendation to Council, submitted by applicant Christopher M. Comins, for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040.

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 recommend APPROVAL to City Council** of this request for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, Chapter 54 ART III, Section 54-77, having NOT been met; [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 approval to Council for the formal subdivision consisting of a combination of three parcels with a total land area of approximately 3.79 acres, a 13 lot single residential subdivision and a four slip boat dock at 7710, 7728 and 7740 Daetwyler Drive, Belle Isle, Orange County, Florida, also described as Parcel ID #29-23-30-0000-00-013, Parcel ID #29-23-30-4986-00-010 and Parcel ID #29-23-30-4986-00-040

AND/OR Chapter 42, Section 42-64(1)

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

INFORMAL/FORMAL SUBDIVISION APPLICATION

DATE: 4/7/2016 (OR submitted 3/3/16) CASE #: 2016-04-019

A fee of \$1000+ for an Informal Subdivision and \$5000+ for a Formal Subdivision (ORD Sec 54-171). Plus cost of special studies and engineering review fees. Belle Isle, FL Code of Ordinances CH 54, ART IV, DIV 4, SEC 54-171-175	
Address or location of subdivision 7710, 7728, and 7740 Daetwyler Drive Belle Isle, Orange County, Florida	Owner name Christopher M. Comins, Mgr Comins Development I, LLC
	Owner phone
	Owner address 9220 Boggy Creek Rd., Suite 118 Orlando, FL 32824-8386
Engineer's name (Formal Subdivision) Jean Abi-Aoun, P.E. Florida Engineering Group, Inc.	Attorney/Consultant Name
Engineer phone (Formal Subdivision) (407) 895-0324	Attorney/Consultant Phone
Engineer address (Formal Subdivision) 5127 S. Orange Ave., Ste 200, Orlando, FL 32809	Surveyor (Informal Subdivision) Ireland & Associates Surveying Inc.
Engineer Email (Formal Subdivision) JAbiaoun@feg-inc.us	Zoning of property Square footage of property
Belle Isle, FL Code of Ordinances Sub Part B Land Development Code, CH 50 Performance and Designs Regulations, ART II Subdivision Regulations Sec 50-31 through 50-38	
R-2 / 7,500 S.F.	

Information needed for review:

- Application for Informal/Formal Subdivision. **FOR AN INFORMAL SUBDIVISION PLEASE PROVIDE ITEM #2 and #9 ONLY.**
- A plat map drawn to scale and certified by a licensed surveyor or engineer, including the following information:
 - Existing and proposed parcels;
 - Existing structures and their setbacks;
 - Square footage of each parcel;
 - Lot line measurements and bearings;
 - Existing and/or proposed access;
 - Existing and proposed easements;
 - All creeks, streams, wetlands, steep slopes and any other sensitive areas including buffers and setbacks;
 - Existing topography of the land indicated by contours of two-foot intervals for slopes less than 20 percent and five-foot intervals for slopes of 20 percent or greater.
 - Contours must be shown 25 feet past the property line when possible;
 - Appropriate approval and signature blocks;
- A conceptual road, drainage and utility plan;
- A letter from the appropriate water supplier serving the area of the subdivision certifying connections;
- Certificate of sewer availability or alternate sewage disposal plan approved by Orange County Health Department
- Certificate of fire hydrant availability;
- Preliminary drainage report appropriate to the site;
- A statement from the applicant that, if a bond is posted in lieu of completion of required improvements before recording the plat, the applicant grants a right of entry to the bonding company and to the city to complete any work subject to the performance bond;
- FOR FINAL PLAT APPROVAL.** Title certification as required by F.S. Chapter 177, issued within 10 days before final approval is scheduled, and showing that taxes are current and that required easements for private roads, if any, have been established of public record and that the applicant has an ownership interest in the land at the time of granting approval.
- A completed environmental checklist when required.
- Completed applications for other applicable permits if the permits are to be processed with the short subdivision or copies of issued permits if they have been previously approved.
- Reports and studies from professionals employed by the applicant, providing information on environmentally sensitive areas, as applicable.
- Informal/Formal subdivisions shall proceed according to Chapter 54-Zoning Districts and Regulations of the City of Belle Isle Municipal Code and all applicable state regulations.**

_____ 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.

property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

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

APPLICANT'S SIGNATURE



OWNER'S SIGNATURE

FOR OFFICE USE ONLY:

FEE

5,000.
Amount

4/7/2016
Date Paid

#1005
Check/Cash

zh
Rec'd By

Recommendation of Planning Board: Approve: _____ Deny: _____ Approve with conditions: _____

Council Action: Approve: _____ Deny: _____ Approve with conditions: _____

City of Belle Isle

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

ABOUT YOUR PUBLIC HEARING – Informal & Formal Hearings

The following information is provided to assist applicants in applying for a variance, special exception, use determination or other.

The City of Belle Isle's Planning and Zoning Board, which is comprised of seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

1. A written application for request must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. The application must include, IF APPLICABLE:
 - a. the \$1000.00 filing fee for Information Subdivision and 5,000(+) for Formal Subdivision. Belle Isle, FL Code of Ord CH 54. ART IV, DIV 4, SEC 54-171-175.
 - b. a completed application form,
 - c. proof of ownership of the property, or, a notarized statement from the owner with the representative's information,
 - d. 10 copies of a plot plan or survey showing all improvements to the property, 10 copies of a scale drawing of the planned construction, illustrated on the survey, and
2. The literal enforcement of the provisions of the zoning ordinance 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.
3. Personal hardship is not being considered as grounds for a request, since the request will continue to affect the character of the neighborhood after the title to the property has passed, and that the special conditions and circumstances were not created in order to circumvent the zoning ordinance for the purpose of obtaining a variance.
4. The request is the minimum that will make possible reasonable use of the land, building or structure.
5. The granting of the request will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.

**Applications submitted must meet all of the above criteria before the Board can grant the application.
The burden of proof is on the applicant to show compliance with the criteria.**

A special exception addresses compatibility of uses, differing slightly from a variance. The approval of a special exception is dependent upon how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. (See Above)
2. The Board shall make a finding that it is empowered under the section of the zoning ordinance described in the application to grant the special exception, and that granting of the special exception will not adversely affect the public interest.
3. It is determined that the public health, safety, comfort, order, convenience, prosperity, morals or general welfare is promoted, protected or improved.

General Information

1. Certain conditions may be prescribed on the special exception or request approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period gives all aggrieved parties an opportunity to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where he or she feels the Planning and Zoning Board erred in their decision. An appeal hearing will then be held by Belle Isle's City Council.
4. All requests and special exceptions granted by the Board will become void if a permit necessary for utilization of the request or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board



Engineering the Future

5127 S. Orange Avenue, Suite 200

Orlando, FL 32809

Phone: 407-895-0324 Fax: 407-895-0325

LETTER OF TRANSMITTAL

Date: April 12, 2016 Job No. 15-085

Attention: _____

Re: _____

Preliminary Subdivision Plan Application

To: **City of Belle Isle**

1600 Nela Avenue

Belle Isle, Florida 32809

WE ARE SENDING YOU

- ☒ Attached ☐ Under separate cover via _____ the following items:
- ☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
- ☒ Copy of Letter ☐ Change Order ☒ Other

COPIES	DATE	DESCRIPTION
1	03/03/16	Project Description Letter
1	03/03/16	Subdivision Application
10	03/03/16	Preliminary Subdivision Plans
10	10/13/15	Legal Description (Refer to Sheet C-2)

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ Copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ Copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ Corrected prints
- ☐ For review and comment ☐ FOR BIDS DUE _____ ☐ Prints Returned after Loan to us _____

REMARKS:

COPY TO: File, Client

SIGNED: Jean Abi-Aouf, P.E.

IF ENCLOSED ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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

REGULAR SESSION

**April 26, 2016
6:30 P.M.**

ITEM 4

SUBJECT: Public Hearing Case#2016-04-012
ADVERTISED PUBLIC HEARING – April 16, 2016

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: April 14, 2016

Public Hearing Case#2016-04-012

Applicant Thirumala Hotel, LLC requests a variance for approval on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. # 30-23-30-0000-00-005, from Section 50-73(a) to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height.

Background:

1. On April 7, 2016, Thirumala Hotel, LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, April 16, 2016 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on April 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.

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
Richard Anderson

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Duane Jackson
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

April 12, 2016

«Parcel»
«FullName» / «FullName2»
«Address»
«CityZip», «F6»,

APPLICANT: Thirumala Hotel, LLC
P&Z CASE #2016-04-012
REQUEST 2635 McCoy Road, Belle Isle, FL
Parcel ID 30-23-30-0000-00-005

Dear Property Owner:

You are hereby given notice that the Planning & Zoning Board of the City of Belle Isle will hold a Public Hearing on Tuesday, April 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#2016-04-012

Applicant Thirumala Hotel, LLC requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. # 30-23-30-0000-00-005, from Section 50-73(a) to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height.

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

Applicant Thirumala Hotel, LLC
P&Z Case No. #2016-04-012
Address/Parcel 2635 McCoy Road, Belle Isle, FL
 30-23-30-0000-00-005

Parcel	FullName	FullName2	Address	City	StZip
302330061000001	CITY OF BELLE ISLE		1600 NELA AVE	BELLE ISLE	FL. 32809
302330169201110	FIOLA ROBERT A	FIOLA ANNAMARIA P	2493 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201100	ADY LAURENCE I	ADY NANCY LEE	2495 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600060	SALAMAT JULIA R		2488 TRENTWOOD BLVD	ORLANDO	FL. 32812
302330169201090	HAAN WILLIAM A	HAAN CARRIE L	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600020	STEARNS WILLIAM G III		2496 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000014	SIDDDHI-VINAYAK INC		2601 MCCOY RD	ORLANDO	FL. 32809
302330169201010	CARAMUTA MARCELO J	CARAMUTA KIMBERLY	2627 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000005	THIRUMALA PROPERTYS LLC		10644 LAGO BELLA DR	ORLANDO	FL. 32832
302330169202020	SIMS MICHAEL T LIFE ESTATE	SIMS LINDA N LIFE ESTATE	2606 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600040	GANLEY VINCENT ARTHUR		2492 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201030	PATRICIA H CLARK FAMILY TRUST		C/O PATRICIA H CLARK TRUSTEE 2615 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202070	TRIMBLE LEE TR		4005 GRANT BLVD	ORLANDO	FL. 32804
302330668100001	PALM SQUARE AT BELLE ISLE CONDOMINIUM ASSN INC		5145 CURRY FORD RD	ORLANDO	FL. 32812
302330169201080	TRAN VINNIE	LUONG LIEN KIM	2501 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600050	WORTHINGTON JOHN R	WORTHINGTON MARTHA CLARA	2490 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202080	MUNROE MARY ELIZABETH TR		2500 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202010	HAAN CARRIE	HAAN BILL	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000002	BRYANT VERNON V TR		PO BOX 18505	TAMPA	FL. 33679
302330169201120	TEMPLIN GREGG T	TEMPLIN SUZANNE W	2489 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201070	ANTONIO STEVEN A	ANTONIO DEBRA	2507 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201050	JOHNSTON TOSHIKO A		2519 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201040	PANKO IRENE E TR	FOSHEE LINDA P TR	2525 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201020	HINES JOHN R TR		2621 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000006	HARRELL ROBERT S	HARRELL RUTH A	2800 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600010	LEIGHTON RICHARD P		8423 HALVERSON RD	WATERFOR D	WI. 53185
302330169202030	SAYER JUSTIN	JONES STANLEY	12512 SULLIVAN RD	CLERMONT	FL. 34715
302330169201130	SQUIRES VINTON	SQUIRES NICOLE	2483 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201141	DOT/STATE OF FLORIDA-TURNPIKE ENTERPRISE		PO BOX 613069 MILE POST 263 BLDG 5315	OCOE	FL. 34761
302330169201060	HOLIHAN RANDY J	HOLIHAN CAROLYN T	200 PASADENA PL	ORLANDO	FL. 32803
302330169600030	LILLIAN ZACK JONES TRUST		C/O LILLIAN ZACK JONES TRUSTEE 15016 NW 13TH PL	NEWBERRY	FL. 32669
302330169202040	LONGO ARTHUR J	LONGO ANNA C	2516 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202060	THOMAS JILL ANNE		2508 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202050	RAY THOMAS E	RAY CATHY D	2512 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201142	HAAN CARRIE	HAAN BILL 1/13 INT	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD

REGULAR SESSION

April 26, 2016
6:30 P.M.

Public Hearing Case#2016-04-012

Applicant Thirumala Hotel, LLC requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. # 30-23-30-0000-00-005, from Section 50-73(a) to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height.

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) to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height on the property described as 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. #30-23-30-0000-00-005, 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 to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet maximum height to 60 feet maximum height** on the property described as 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D. #30-23-30-0000-00-005, 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: April 6, 2016

P&Z CASE #: 2016-04-012

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: 4/26/2016

APPLICANT: THIRUMALA HOTEL, LLC

OWNER: THIRUMALA PROPERTYS, LLC

mailing
ADDRESS: 1936 M'LOY RD.
ORLANDO, FL. 32809

10644 LAGO BELLA DR.
ORLANDO, FL. 32832

PHONE: (321) 356-7308

(321) 356-7308

PARCEL TAX ID #: 30-23-30-0000-00-005 - 2635 McCoy Road

LAND USE CLASSIFICATION: LOR 25%
COM 75% ZONING DISTRICT: C-1

DETAILED VARIANCE REQUEST: _____
TO ALLOW CONSTRUCTION OF A QUALITY HOTEL FROM 30'
MAXIMUM HEIGHT TO 60' MAXIMUM HEIGHT.

SECTION OF CODE VARIANCE REQUESTED ON: SEC. 50-73 (a)

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

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

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

[Signature]
APPLICANT'S SIGNATURE

[Signature]
OWNER'S SIGNATURE

FOR OFFICE USE ONLY: FEE: \$150.00

4/7/2016
Date Paid

15775
Check/Cash

[Signature]
Rec'd By

Determination _____

Appealed to City Council: ☐ Yes ☐ No

Council Action: _____

Property Record – 30-23- 30-0000-00-005

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

2635 Mccoy Rd

Names

Thirumala Propertys LLC

Municipality

BI – Belle Isle

Property Use

1000 – Vacant Commercial

Mailing Address

10644 Lago Bella Dr
Orlando, FL 32832-6033

Physical Address

2635 Mccoy Rd
Orlando, FL 32809



QR Code For Mobile Phone



302330000000005 12/21/2011



302330000000005 12/21/2011



30233000000005 12/21/2011



30233000000005 12/21/2011

Property Features

Property Description

COMM SE COR GOVERNMENT LOT 5 RUN S 89 DEG W ALONG S LINE OF SAID LOT 5 60 FT N 200 FT FOR POB RUN N 249.20 FT TO SE COR LOT 1 CONWAY SHORES TH N 85 DEG W 119.88 FT N 81 DEG W 112.42 FT TH N 76 DEG W 112.42 FT N 72 DEG W 112.42 FT N 69 DEG W 47.18 FT N 68 DEG W 412.65 FT N 53.56 FT N 68 DEG W 389.5 FT S 733.82 FT N 88 DEG E 124.75 FT ELY 518.62 FT S 87 DEG E 448.98 FT N 27.53 FT E 150 FT TO POB (LESS W 200 FT THEREOF) IN SEC 30-23-30

Total Land Area

414,095 sqft (+/-) | 9.51 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Vacant Commercial	C-1	413695.47 SQUARE FEET	\$2.50	\$1,034,239	\$0.00	\$1,034,239
9915 - Sign Sites	C-1	1 UNIT(S)	\$50,000.00	\$50,000	\$0.00	\$50,000

Buildings (includes working values)

Extra Features (includes working values)

LETTER OF TRANSMITTAL

AMERICAN CIVIL ENGINEERING COMPANY

207 NORTH MOSS ROAD SUITE 211
WINTER SPRINGS, FLORIDA 32708
PH. (407) 327-7700
FAX (407) 327-0227

DATE: 04/07/2016

TO: **CITY OF BELLE ISLE**
1600 Nela Avenue
Belle Isle, Florida 32809

FROM: **JOHN HERBERT, PE**

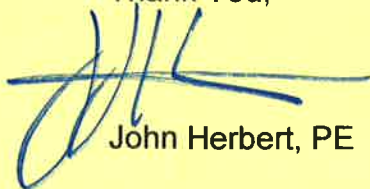
RE: **COUNTRY INN & SUITES - VARIANCE APPLICATION**

SENT VIA: hand

MESSAGE: please find enclosed:

- | | | |
|----|--------------------------------|--------|
| 1. | Complete application form | 1 each |
| 2. | application check (\$ 150.00) | 1 each |
| 3. | proof of ownership | 1 each |
| 4. | plot plan to scale | 8 each |

Thank You,



John Herbert, PE

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

REGULAR SESSION

April 26, 2016

6:30 P.M.

ITEM 5

Other Business

- Appointment of Chairman
- Code Revision Update – April Fisher from Fisher Consultants

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.