

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

REGULAR SESSION

**May 26, 2015
6:30 P.M.**

1. Call to Order, Confirmation of Quorum and Pledge to Flag
2. Welcome Chris Shenefelt, District 2 and Dr. Stuart Bernstein, District 5
3. Review Minutes: March 24, 2015
 April 28, 2015 Meeting Cancelled
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. Public Hearing Case#2015-05-005
Request by applicant Brooks Stickler requests a variance on 1934 McCoy Road, Belle Isle, FL also described as Parcel I.D. #31-23-30-8262-03-000, from Section 50-73 to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet to 51 feet.
6. Public Hearing Case#2015-04-001 - WITHDRAWN BY APPLICANT
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. Site plan available at City Hall or on City website: www.cityofbelleislefl.org.
7. Public Hearing Case#2015-02-002-continued
Request by applicant Beech Outdoor Company, Inc. requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D #30-23-30-0000-00-005, from Section 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528.
8. Other Business:
 - Appointment of Vice Chair
9. 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

May 26, 2015

6:30 P.M.

ITEM 3

Review Minutes: March 24, 2015

April 28, 2015 meeting cancelled.

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



City of Belle Isle
Planning & Zoning Board Regular Session Minutes
March 24, 2015 – 6:30pm

Frank Kruppenbacher City Attorney	David Woods District 1 Chairman	Bo Bradford District 2 Vice-Chair	Nicolette Kramer District 3	Gregg Templin District 4	Alice Readey District 5	John McLeod District 6	Nicholas Fouraker District 7
Absent	Absent	Present	Present	Present	Present	Present	Present

On Tuesday, March 24, 2015 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Attorney Marcos Marchena, Vice Chairman Bradford, Board member Kramer, Board member Templin, Board member Readey, Board member McLeod, Board member Fouraker and City Clerk Yolanda Quiceno. Absent were Attorney Kruppenbacher and Board member Woods.

CALL TO ORDER

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

APPROVAL OF MINUTES

Board member Templin requests the following changes to the minutes;
 Page 3, Paragraph 12 reads, "Chairman Woods said the **little** enforcement of the ordinance is a problem. The personal hardship is not grounds for a variance, have not verified if this is the minimum. It states in the code that it should not be granted unless all of the criteria are met."

Should read, "Chairman Woods said the **literal** enforcement of the ordinance is a problem. The personal hardship is not grounds for a variance, have not verified if this is the minimum. It states in the code that it should not be granted unless all of the criteria are met."

Board member McLeod moved to approve the minutes as amended
Board member Templin seconded the motion which passed unanimously.

Public Hearing Case#2015-02-002 – continuation

Request by applicant Beech Outdoor Company, Inc. requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D #30-23-30-0000-00-005, from section 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528.

Brad Cooper representing Beech Outdoor Company residing at 932 Kingfield Circle, Lake Mary, Florida said this presentation is a continuation from last month where the Board asked for the applicant to present additional information as follows:

- Lumen count that would be shed onto the nearby residential area from 50, 60 and 65 feet to determine the level of impact to the community,
- Adjust the angle of the bill board so that more of the black side is facing the neighborhood;
- the impact of the foliage if removed; and
- the possibility of a compromise for a height less than 65 feet.

Beech Outdoor Company provided a video showing the visibility of the billboard and its surroundings, technical specs of Illumination over Ambient at a Distance, Brightness Criteria, Comparisons to Conventional Billboards and Digital Operational Guidelines in response to the Board's request.

Mr. Cooper stated, in addition, they were asked to bring in an expert to address the illumination issue. He believes the board will find there is no significant difference.

He stated that Beech Outdoor is in a competitive disadvantage because the other signs were able to be built at a much higher level.

Kendal Keith from Planning & Design Group, residing at 930 Woodcock Road, Orlando, FL provided photos from the b-line and an aerial of the sign where it sits today. He stated the hardship has been created by the expansion of the road which added a wall and elevation change to the b-line. He continued to provide a summary and presented a powerpoint presentation.

Jim Shimmin, GM for the Formetco Digital Products Group out of Atlanta, residing at 4915 Meadowbrook Circle, Savannah, GA. He provided a summary of the features which enable billboards to comply with variable lumen ordinance requirements. He spoke of the software and specific guidelines that allow operators to adapt to the specific requirements within each municipality, typically from 300 feet.

Chairman Bradford asked if the lights were adjustable? Mr. Shimmin said yes, the photocells are adjustable.

Attorney Marchena asked if the Board was trying to strike a balance between the need for the higher sign and protecting the neighbors as much as possible. What is the best angle that can be utilized to still provide proper visibility from the runway, but minimize the light leading towards the neighborhood?

Mr. Shimmin spoke on the angle to the road. He said the most light intense is located in the center of the board. The light can be adjusted 2-3 shifts either by opening the beam or adjusting the head of the lights.

Board member Templin asked if the current sign could be raised ten feet or does it have to be a new sign?

Mr. Beech said the foundation may need to be stronger and it may need to be a whole new sign.

Board member Templin asked how far can it be opened without redesigning, and if they are willing to make that change.

Mr. Beech said he would like to avoid re-doing the sign and frankly he is not convinced that it is necessary.

Board member Kramer said opening up the beam 2-3 feet does not seem to be economically feasible or a wise business decision. Board member Kramer clarified the original discussion and asked if the billboard was raised do the foot candles change?

Mr. Shimmin said the only thing that changes is the line of sight. Once you are 250 feet away, the values do not change as it is raised. Closer than 250 feet, as it comes down it would be a higher value of light.

Board member Kramer clarified and said the foot candle is less of a trespass if the billboard is increased in height, but if the trees are not there anymore the line of sight will be visible because there is nothing blocking the board. Mr. Shimmin said yes.

Board member Kramer, asked if the billboard was raised would the flashes of light be less intrusive or would they remain the same. Mr. Shimmin said it will remain the same providing that you still have the trees surrounding the billboard.

Brad Cooper further added that the Board was provided with a video and hope they all had a chance to review it. He noted under the current conditions you cannot see the billboard from the street. He does not believe it is an issue at this point.

Board member Fouraker asked if there is a compromise in height discussed and is it on the table or hard fast at 65 feet. Mr. Cooper said it does not make a difference if lowered and will not benefit anyone, and would like to ask for the 65 feet.

Mr. Rex Beech residing at 1672 Indian Dance Court, Maitland, fl said there was some disingenuous testimony last time and the bill board cannot be seen from Trentwood Blvd. The only lights that are visible are the lights from the b-line. It is self evident that there will be no impact.

Vice Chairman Bradford opened for public comment.

Tom Ray residing at 2512 Trentwood Blvd. clarified that at the last meeting he stated that he can see the sign from the back yard and not from the street. It was not disingenuous. The sign was still visible up until the last 30 days due to the full growth of spring foliage now blocking the sign. He stated that he can see the sign during the storms when the foliage is removed by storms. He never stated that the light was encroaching into the back yard. Same principal applies to the TV commercials 10 miles away. The flashing on and off of the different colors is somewhat annoying. It poses a disadvantage to him if he was to sell his home during the winter months, not so much in the summer months. However, eventually the property will be developed and the sign will be clearly visible with very little trees. The fact that he cannot see a lot of flooding light into his back yard is not necessarily the issue. It is the annoyance of the color changing of the screens. The other thing is the current code should not be altered if it is within 2000 feet of an existing sign. He shared his concern of the foot candle and the discussion of the angle.

Mr. Ray stated that Beech Outdoor clearly got what they wanted when they first asked for a variance in 2002. Surely, the b-line has placed a three foot barrier across the front however; he does not see that as justification to ask for 65 feet. If approved, it will only provide the opportunity for others to ask for additional height if they fall under the same criteria. As the City continues to grow we will find ourselves in the same situation. He is against approval of this variance.

Larry Miles residing at 6409 Cay Circle, Belle Isle asked what benefit the billboard has to the residents of the community. It seems to simply benefit a company who wants to change the rules already in place. He viewed the horizon from the backyards of residents across the lake and it will make a change to the view they are used to having.

Board member Fouraker said the benefit proposed to the City at the first meeting was that Beech Outdoor was willing to match the discounted rate, as proposed by Clear Channel, if the City will ever need to use the billboard.

Board member Kramer said she does not recall that offer to be a part of the variance. She would defer to the City Attorney.

Attorney Marchena said it was not considered an offer in exchange for the approval. They were making a statement of fact, and indicated that this is what they do in these kinds of situations and would treat Belle Isle in the same fashion.

Mr. Miles said the raised bill board will affect more people in the City in a negative benefit than a positive manner. It will make a more defined image across the skyline and the residents across the lake are against the variance

Board member Fouraker asked if any of the residents asked Mr. Miles to speak on their behalf and if the board is aware of the addresses as a point of reference. Mr. Miles said when he was running for Council he spoke with residents on Gibson Drive, inside the cove, outside the bridge.

Mr. Cooper responded and said the billboard closest to the b-line was annexed into the City. From the angle Mr. Miles was referring to it can be seen today. Our billboard will be in sync to that bill board. In regards to the previous comment, the 2000 ft spacing that is part of the code, is measured from one side of the road on McCoy not the b-line. Lastly, when the sign was built they initially asked for it to be built higher but were refused. Since then the City has allowed another sign to be built at 73 feet high.

With no further public comments, Vice Chairman Bradford closed public comment for Board discussion.

Board member Templin addressed the fifth slide of the presentation and commented on the current billboards. He noted the following:

- The billboard on 1900 McCoy was built wrong. It was approved by the Board at 50-55 feet. After construction, the Board wanted them to remove the sign however, the City overruled for other reasons.
- The billboard on 1935 McCoy was built before annexation and was grandfathered in.
- The billboard at 2635 McCoy he is not sure when it was built; and
- The billboard on 3101 McCoy Road was built in 2002.

Board member Templin asked if the 2000 ft mark only applies to the boards on the same side of the b-line. Mr. Cooper said the one was annexed when the other was permitted. Board member Templin questioned the interpretation of the approval process.

In response to Mr. Miles comments he noted that the billboard may be visible for about a 20 feet stretch on the water if the billboard is raised.

Board member Kramer said it may not be an issue of light. The sky line should be considered. It may be the entirety of Belle Isle and not just the group on Trentwood.

Board member McLeod asked if the board members visited the locations on Trentwood. He noted that he walked and measured two tenths of a mile and he was not able to see the billboard. The only annoyance was the street light. The way the billboard currently sits now, with the foliage, does not seem intrusive and the light from the billboard is very low.

Board member Fouraker agreed and said he was not able to see the billboard.

Board member Templin asked if the board should consider the location with or without the foliage.

Attorney Marchena said there is no way not to consider it without the trees. However, just as you might consider the trees might be removed someday, you have to take into account that this is commercial property and something else might be put in place of the trees that may block the sign. The board cannot speculate on one side.

Board member Kramer asked for a discussion on the hardship issue.

Attorney Marchena commented on the 2000 ft separation. He noted that both signs are existing and this provision goes by the wayside. He addressed the following provisions,

- The special conditions and circumstances that exist are peculiar to the land structure required improvements and not applicable to generally other lands. The b-line is raised in that particular area and peculiar to this sign and does not impact other signs.
- The literal interpretation of regulations will deprive the applicant the right commonly enjoyed by other properties. The City has a 73ft bill board approved by Council, a 65ft grandfathered in through annexation and there is a 55 ft on the other side of this sign. Someone can reasonably argue that a literal interpretation is causing a problem.
- Special conditions and circumstances do not result from action that was taken. This goes back to the question on the raised b-line which they were not responsible for.
- Lastly, the variance requested will not confer on the applicant with special privilege that is denied to other structures or acquired improvement in similar conditions, and no preexisting conditions on neighboring lands contrary to the regulations. This is the area the Board will need to focus on and the question they will need to answer.

Board member Fouraker spoke of the 73ft and 65ft billboard and noted that these are located in true commercial areas. The 55ft bill board is in a heavy residential area. He agrees that there is a hardship due to the FDOT road improvement. However, he believes the 65ft request and not willing to compromise is obnoxious. He would like them to reconsider their position on a height of no more than 55 feet.

Vice Chairman Bradford said, in his personal opinion, the bigger problem moving forward may be the potential development of the property and the light implications of a commercial building will be brighter than that of the current bill board.

After board discussion, Board member Fouraker moved, the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1), having not met the requirements of section 42-64(1):

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.

Board member Templin seconded the motion.

Board member McLeod said the Board can motion approval of a reasonable height other than the requested 65 feet and have the applicant agree to the request or appeal to Council.

Board member Fouraker withdrew the original motion and requested to modify the height to 55 feet due to the fact that they did provide a reasonable argument that the light is not intrusive.

Board member Templin withdrew his second.

Board member Fouraker moved the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1) to deny the request for 65 ft on the basis that it does not satisfy Subsection F and G; but moved to approve 55ft because it is the minimal variance that would make possible the reasonable use of the sign based upon the height of the roadway and lessen the impact to the adjacent neighborhood.

Vice Chairman Bradford seconded the motion which failed 3:3 with Readey, Templin and McLeod nay.

Board member McLeod moved the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1) having been met to approve this request for a variance from section 52-33(7)(b) to raise the existing bill board from 45 feet to 60 feet to be consistent with the others allowed to be operated in the City along State Road 528 on the property described as 2635 McCoy Road, Belle Isle, FL 32859 also described as Parcel ID 30-23-30-0000-00-005 Belle Isle, Orange County, FL.

Board member Templin said the motion does not reflect the denial of the 65 ft request.

Board member Kramer said the motion is missing the criteria that would be important, not approving the original request of 65 ft. It is important to keep good record in case of an appeal.

Vice Chairman Bradford seconded the motion to approve a height of 60 feet subject to the re-wording of the original motion to include the denial of 65 ft as previous discussion, which failed 4:2 with Readey, Templin, Kramer and Fouraker nay.

Board member Fouraker moved the justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1) to deny the request for 65 ft on the basis that it does not satisfy Subsection F and G on the property described as 2635 McCoy Road, Belle Isle, FL 32859 also described as Parcel ID 30-23-30-0000-00-005 Belle Isle, Orange County, FL. Board member Fouraker moved justifying criteria of the Belle Isle Land Development Code, Chapter 42, Article III, Section 42-64(1) to approve a height of 55ft because it is the minimal variance that would make possible the reasonable use of land, building or structure.

Board member Kramer seconded the motion which failed 3:3 with Readey, Templin and McLeod nay.

Attorney Marchena stated when a motion fails because of tie we turn to the status quo therefore the application is not approved and forwarded to the City Council.

The public hearing section is closed.

Vice Chairman Bradford asked the applicant if they will be willing to compromise to a height of 55 feet or is it economically not feasible.

Mr. Cooper said they are not completely unreasonable however; they took a lot of time to consider it after the last meeting and came to the conclusion that it would not be a problem looking at the billboard from the ground. On the expressway it would make a difference and they would like to "hold out" for the 65ft.

After Board discussion, Board member Fouraker reoffered his prior motion to approve a height of 55 ft. Board member Kramer seconded the motion which failed for lack of quorum.

Attorney Marchena said the applicant has two choices,

1. The applicant can take the decision and appeal to the City Council, or
2. Agree to amend the variance to 55ft

The Applicant said they would prefer to appeal and present to City Council.

The City Clerk informed the applicant that they should send the City a request to appeal for approval by the Mayor to add to the next City Council agenda on April 7, 2015.

Public Hearing Case #2015-03-006

Request by homeowner and applicant Kevin Reynolds for a variance on 2509 Nela Avenue, Belle Isle FL 32809, also described as Parcel I.D. #19-23-30-5888-03-160 from Section 50-102(d)(1) for a rear setback from the required 35 ft feet from the outside water's edge of the pool to the 86.9 contour, normal high-water elevation (NHWE) of Lake Conway to 30 ft for a new pool.

Kevin Reynolds home owner of 2509 Nela Avenue requested a rear setback to 30ft for installation of a new pool. He stated that he has received permission from his neighbor on the west side of the house to connect to his fence once the pool installation is final. Mr. Reynolds stated and informed that he will not obstruct the view of the lake to the neighbors on the right.

Board member Templin motioned 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 Chapter 50 Article IV sec. 50-102(d)(1) for a rear setback from the required 35 ft feet from the outside water's edge of the pool to the 86.9 contour, normal high-water elevation (NHWE) of Lake Conway to 30 ft for a new pool on the property described as 2509 Nela Avenue, Belle Isle FL, 32809, also described as Parcel I.D #19-23-30-5888-03-160 Belle Isle, Orange County, Florida.

Board member Fouraker seconded the motion which passed unanimously.

Adjourn

There being no further business the Board motioned to adjourn at 8:15pm.

Yolanda Quiceno, City Clerk

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

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 4

SUBJECT: Public Hearing Case#2015-03-017

ADVERTISED PUBLIC HEARING – May 16, 2015

M E M O R A N D U M

TO: Planning and Zoning Board
FROM: Yolanda Quiceno
DATE: May 15, 2015

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.
4. Meeting scheduled for April 2015 was cancelled due to consideration of appointment of two board members.
5. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 16, 2015 Orlando Sentinel.
6. Letters to the abutting property owners within 300 feet of the subject property were mailed on May 15, 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.

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

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 4

SUBJECT: Public Hearing Case#2015-03-017

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

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Nicolette Kramer
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

May 15, 2015

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

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

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.

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.

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, May 26, 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, CMC
City Clerk

Parcel	FullName	Address	City	STZIP
302329438904050	BLACK PEARL REALTY INVESTMENTS LLC	12769 NARCOOSSEE RD	ORLANDO	FL. 32832
302329438904091	DODSON SHIRLEY RICE TRUSTEE	7224 SEMINOLE DR	BELLE ISLE	FL. 32812
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
302329438904090	FOGLE ROGER L	7228 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438904132	MALAGIAN ZACHARY	7232 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903202	DELL KAREN DOLORES	C/O CHARLES EDWARD DELL 7029 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902171	KESSEL JOHN K LIFE ESTATE	7026 SEMINOLE DR	BELLE ISLE	FL. 32812

29231300000044

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	*	J Hunter
		Date Paid	Check/Cash	Rec'd By
Determination	* transferred monies from previous variance application that was withdrawn			
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No	Council Action: _____ 2015-01-007			

(Steve.fusilier@yahoo.com)



March 5, 2015

RE: 7210 Seminole Drive Variance Application

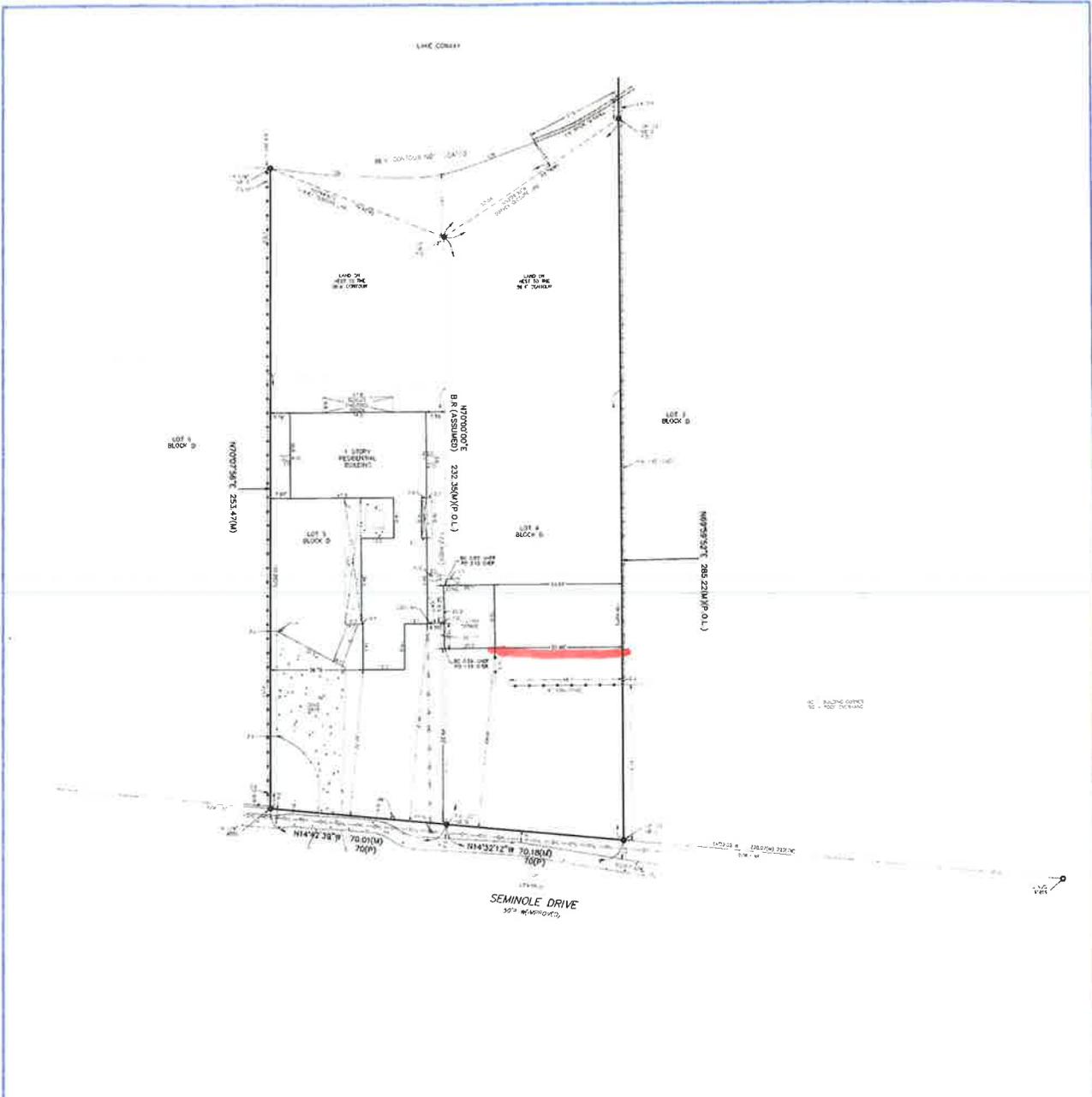
To Whom It May Concern:

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,

A handwritten signature in blue ink, appearing to read "Steve Fusilier", is written over a large, light blue circular watermark or stamp.

Steve Fusilier
Black Pearl Realty Investments, LLC



Legal Description

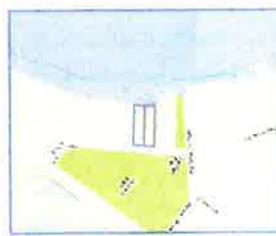
Lots 4 and 5 and land on West to 86.4 feet contour, Block D, LAKE CONWAY PARK, according to the plat thereof, as recorded in Plat Book G, Page(s) 138, of the Public Records of Orange County, FL.

Community number: 120181 Parcel: 0430
 Suffix: 1- P.L.R.M. Date: 9/25/2009 Flood Zone: X & AE
 Date of field work: 3/19/2013 Completion Date: 3/20/2013

Certified in:
 Black Pearl Realty Investments, LLC; Innovative Title Services, Inc.
 Old Republic National Title Insurance Company.

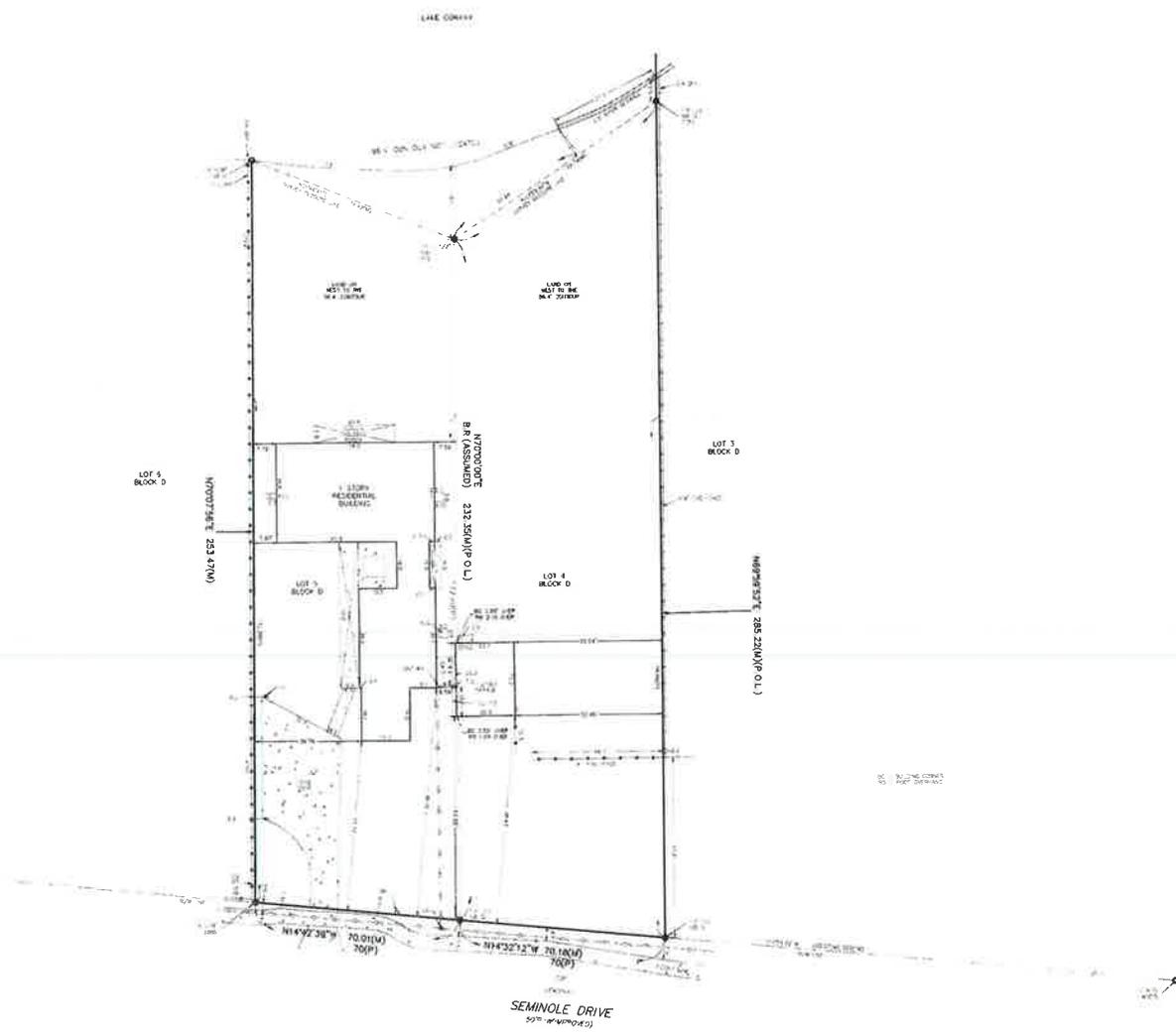
Property Address:
 7210 & XXX Seminole Drive
 Orlando, FL 32812

Survey number: SI, 129973-4



LEGEND	Symbol	Description	Symbol	Description	Symbol	Description
1	---	Property Boundary	10	---	10	---
2	---	Survey Boundary	11	---	11	---
3	---	...	12	---	12	---
4	---	...	13	---	13	---
5	---	...	14	---	14	---
6	---	...	15	---	15	---
7	---	...	16	---	16	---
8	---	...	17	---	17	---
9	---	...	18	---	18	---
10	---	...	19	---	19	---
11	---	...	20	---	20	---
12	---	...	21	---	21	---
13	---	...	22	---	22	---
14	---	...	23	---	23	---
15	---	...	24	---	24	---
16	---	...	25	---	25	---
17	---	...	26	---	26	---
18	---	...	27	---	27	---
19	---	...	28	---	28	---
20	---	...	29	---	29	---
21	---	...	30	---	30	---
22	---	...	31	---	31	---
23	---	...	32	---	32	---
24	---	...	33	---	33	---
25	---	...	34	---	34	---
26	---	...	35	---	35	---
27	---	...	36	---	36	---
28	---	...	37	---	37	---
29	---	...	38	---	38	---
30	---	...	39	---	39	---
31	---	...	40	---	40	---
32	---	...	41	---	41	---
33	---	...	42	---	42	---
34	---	...	43	---	43	---
35	---	...	44	---	44	---
36	---	...	45	---	45	---
37	---	...	46	---	46	---
38	---	...	47	---	47	---
39	---	...	48	---	48	---
40	---	...	49	---	49	---
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62	---	...	71	---	71	---
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65	---	...	74	---	74	---
66	---	...	75	---	75	---
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74	---	...	83	---	83	---
75	---	...	84	---	84	---
76	---	...	85	---	85	---
77	---	...	86	---	86	---
78	---	...	87	---	87	---
79	---	...	88	---	88	---
80	---	...	89	---	89	---
81	---	...	90	---	90	---
82	---	...	91	---	91	---
83	---	...	92	---	92	---
84	---	...	93	---	93	---
85	---	...	94	---	94	---
86	---	...	95	---	95	---
87	---	...	96	---	96	---
88	---	...	97	---	97	---
89	---	...	98	---	98	---
90	---	...	99	---	99	---
91	---	...	100	---	100	---

SWERDLOFF & FERRY
 SURVEYORS



Legal Description

Lots 4 and 5 and land on West to 86.4 feet contour, Block D, LAKE CONWAY PARK, according to the plat thereof, as recorded in Plat Book G, Page(s) 138, of the Public Records of Orange County, FL.

Community number: 120181 Panel: 0430
 Suffix: F.F.L.R.M. Date: 9/25/2009 Flood Zone: X & AE
 Date of field work: 3/19/2013 Completion Date: 3/20/2013

Certified to:
 Black Pearl Realty Investments, LLC; Innovative Title Services, Inc.
 Old Republic National Title Insurance Company

Property Address
 7210 & XXX Seminoe Drive
 Orlando, FL 32812

Survey number: SI. I29973-4



NOT TO SCALE
 This map is provided as a guide only and does not constitute a warranty of accuracy. The user should verify the accuracy of the information shown on this map by consulting the appropriate public records and other sources of information.



SWERDLOFF & PERRY

LEGEND	DAY	ISSUING	P.O.C.	DATE OF EXPIRATION	GENERAL NOTES
Wood Fence	W	03/20/13	Ralph Swerdloff	03/20/16	1. This is a preliminary plat and is subject to the approval of the State of Florida.
Iron Fence	I	03/20/13	Ralph Swerdloff	03/20/16	2. This plat is subject to the approval of the State of Florida.
Concrete Foundation	C	03/20/13	Ralph Swerdloff	03/20/16	3. This plat is subject to the approval of the State of Florida.
Asphalt	A	03/20/13	Ralph Swerdloff	03/20/16	4. This plat is subject to the approval of the State of Florida.
Gravel	G	03/20/13	Ralph Swerdloff	03/20/16	5. This plat is subject to the approval of the State of Florida.
Concrete	CO	03/20/13	Ralph Swerdloff	03/20/16	6. This plat is subject to the approval of the State of Florida.
Brick	B	03/20/13	Ralph Swerdloff	03/20/16	7. This plat is subject to the approval of the State of Florida.
Stucco	S	03/20/13	Ralph Swerdloff	03/20/16	8. This plat is subject to the approval of the State of Florida.
Paint	P	03/20/13	Ralph Swerdloff	03/20/16	9. This plat is subject to the approval of the State of Florida.
Plaster	PL	03/20/13	Ralph Swerdloff	03/20/16	10. This plat is subject to the approval of the State of Florida.
Tile	T	03/20/13	Ralph Swerdloff	03/20/16	11. This plat is subject to the approval of the State of Florida.
Carpet	CA	03/20/13	Ralph Swerdloff	03/20/16	12. This plat is subject to the approval of the State of Florida.
Hardwood	HW	03/20/13	Ralph Swerdloff	03/20/16	13. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	14. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	15. This plat is subject to the approval of the State of Florida.
Slate	SL	03/20/13	Ralph Swerdloff	03/20/16	16. This plat is subject to the approval of the State of Florida.
Quartz	QU	03/20/13	Ralph Swerdloff	03/20/16	17. This plat is subject to the approval of the State of Florida.
Onyx	ON	03/20/13	Ralph Swerdloff	03/20/16	18. This plat is subject to the approval of the State of Florida.
Soapstone	SO	03/20/13	Ralph Swerdloff	03/20/16	19. This plat is subject to the approval of the State of Florida.
Travertine	TR	03/20/13	Ralph Swerdloff	03/20/16	20. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	21. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	22. This plat is subject to the approval of the State of Florida.
Slate	SL	03/20/13	Ralph Swerdloff	03/20/16	23. This plat is subject to the approval of the State of Florida.
Quartz	QU	03/20/13	Ralph Swerdloff	03/20/16	24. This plat is subject to the approval of the State of Florida.
Onyx	ON	03/20/13	Ralph Swerdloff	03/20/16	25. This plat is subject to the approval of the State of Florida.
Soapstone	SO	03/20/13	Ralph Swerdloff	03/20/16	26. This plat is subject to the approval of the State of Florida.
Travertine	TR	03/20/13	Ralph Swerdloff	03/20/16	27. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	28. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	29. This plat is subject to the approval of the State of Florida.
Slate	SL	03/20/13	Ralph Swerdloff	03/20/16	30. This plat is subject to the approval of the State of Florida.
Quartz	QU	03/20/13	Ralph Swerdloff	03/20/16	31. This plat is subject to the approval of the State of Florida.
Onyx	ON	03/20/13	Ralph Swerdloff	03/20/16	32. This plat is subject to the approval of the State of Florida.
Soapstone	SO	03/20/13	Ralph Swerdloff	03/20/16	33. This plat is subject to the approval of the State of Florida.
Travertine	TR	03/20/13	Ralph Swerdloff	03/20/16	34. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	35. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	36. This plat is subject to the approval of the State of Florida.
Slate	SL	03/20/13	Ralph Swerdloff	03/20/16	37. This plat is subject to the approval of the State of Florida.
Quartz	QU	03/20/13	Ralph Swerdloff	03/20/16	38. This plat is subject to the approval of the State of Florida.
Onyx	ON	03/20/13	Ralph Swerdloff	03/20/16	39. This plat is subject to the approval of the State of Florida.
Soapstone	SO	03/20/13	Ralph Swerdloff	03/20/16	40. This plat is subject to the approval of the State of Florida.
Travertine	TR	03/20/13	Ralph Swerdloff	03/20/16	41. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	42. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	43. This plat is subject to the approval of the State of Florida.
Slate	SL	03/20/13	Ralph Swerdloff	03/20/16	44. This plat is subject to the approval of the State of Florida.
Quartz	QU	03/20/13	Ralph Swerdloff	03/20/16	45. This plat is subject to the approval of the State of Florida.
Onyx	ON	03/20/13	Ralph Swerdloff	03/20/16	46. This plat is subject to the approval of the State of Florida.
Soapstone	SO	03/20/13	Ralph Swerdloff	03/20/16	47. This plat is subject to the approval of the State of Florida.
Travertine	TR	03/20/13	Ralph Swerdloff	03/20/16	48. This plat is subject to the approval of the State of Florida.
Marble	MA	03/20/13	Ralph Swerdloff	03/20/16	49. This plat is subject to the approval of the State of Florida.
Granite	GR	03/20/13	Ralph Swerdloff	03/20/16	50. This plat is subject to the approval of the State of Florida.

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)

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

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 5

SUBJECT: Public Hearing Case#2015-05-005

ADVERTISED PUBLIC HEARING – May 16, 2015

M E M O R A N D U M

TO: Planning and Zoning Board

FROM: Yolanda Quiceno

DATE: May 15, 2015

Request by applicant Brooks Stickler requests a variance on 1934 McCoy Road, Belle isle, FL also described as Parcel I.D. #31-23-30-8262-03-000, from Section 50-73 to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet to 51 feet.

Background:

1. On May 6, 2015, Brooks Stickler submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 16, 2015 Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on May 15, 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.

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

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 5

SUBJECT: Public Hearing Case#2015-05-005

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 to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet to 51 feet

on the property described as 1934 McCoy Road, Belle Isle, FL also described as Parcel I.D. #31-23-30-8262-03-000, 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 to 51 feet

on the property described as 1934 McCoy Road, Belle Isle, FL also described as Parcel I.D. #31-23-30-8262-03-000, 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

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Nicolette Kramer
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

May 15, 2015

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

APPLICANT: BROOKS STICKLER
P&Z CASE #2015-05-005
REQUEST: VARIANCE FOR 1934 MCCOY ROAD
PARCEL I.D. #31-23-30-8262-03-000 ORANGE COUNTY, FL

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.

Public Hearing Case#2015-05-005

Request by applicant Brooks Stickler requests a variance on 1934 McCoy Road, Belle Isle, FL also described as Parcel I.D. #31-23-30-8262-03-000, from Section 50-73 to change the maximum building height for a C1 Retail Commercial hotel development from 30 feet to 51 feet.

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, May 26, 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

1934 McCoy Road Labels.xlsx

Parcel	FullName	Address	City	STZIP
302331826203000	UNITED AIRCRAFT SERVICES INC	PO BOX 728	ORLANDO	CA. 92377
302331826202000	SRI BALAJI HOTELS L L C	1936 MCCOY RD	ORLANDO	FL. 32809
302330000000017	SPACE COAST PETRO DISTRIBUTOR INC	402 HIGH POINT DR STE 101	COCOA	FL. 32926
302330728500020	RACETRAC PETROLEUM INC	C/O RYAN LLC 500 E BROWARD BLVD STE 2300	FORT LAUDERDALE	FL. 33394
302330000000001	2003 MCCOY ROAD LLC	2003 MCCOY RD STE A	ORLANDO	FL. 32809
302330000000018	MICHAEL REALTY I LLC	3169 WHISPER WIND DR	SAINT CLOUD	FL. 34771
302331000000002	MCCOY FEDERAL CREDIT UNION	PO BOX 593806	ORLANDO	FL. 32859
302331826201000	SRI BALAJI HOTELS L L C	1936 MCCOY RD	ORLANDO	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: 04/23/2015

P&Z CASE #: 2015-05-005

[X] VARIANCE [] SPECIAL EXCEPTION [] OTHER

DATE OF HEARING: _____

APPLICANT: Brooks Stickler

OWNER: United Aircraft Services Inc

ADDRESS: 3660 Maguire Blvd, Suite 200

PO Box 728

Orlando, FL 32803

Rialto, CA 92377

PHONE: 407-898-1511

PARCEL TAX ID #: 31-23-30-8262-03-000

1934 McCoy Rd

LAND USE CLASSIFICATION: Commercial ZONING DISTRICT: C-1 Retail Commercial

DETAILED VARIANCE REQUEST: We are proposing to change the maximum building height for our commercial hotel development from 30' to 51'

SECTION OF CODE VARIANCE REQUESTED ON: Sec. 50-73. - Site and Building Requirements

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: 5/6/15 Check/Cash: 3882 Rec'd By: [Signature] Determination: _____ Appealed to City Council: [] Yes [] No Council Action: _____

Searches
Sales Search
Results
Property Record Card
My Favorites

Sign up for e-Notify...

1934 Mccoy Rd < 31-23-30-8262-03-000 >

Name(s) United Aircraft Services Inc Property Name Military Surface Deployment/Orlando Vehicle Proc. Ctr. Mailing Address On File Po Box 728 Rialto, CA 92377-0728 Incorrect Mailing Address?	Physical Street Address 1934 Mccoy Rd Postal City and Zipcode Orlando, FL 32809 Property Use 2740 - Vehicle Repair Municipality Belle Isle
--	---



Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

Update Information

Property Description View Plat

SRI BALAJI HOTELS LLC 70/128 LOT 3

Total Land Area 121,391 sqft (+/-) | 2.79 acres (+/-) GIS Calculated Notice

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
2740 - Vehicle Repair	C-1	121391 SQUARE FEET	\$4.00	\$485,564	\$0.00	\$485,564

Page 1 of 1 (1 total records)

Buildings (includes working values)

	Important Information	Structure	
	Model Code: 06 - Warehouse	Actual Year Built: 1972	Gross Area: 9954 sqft
	Type Code: 2740 - Vehicle Repair	Beds: 0	Living Area: 5040 sqft
	Building Value: \$131,170	Baths: 0.0	Exterior Wall: Concrete/Cinder Block
	Estimated New Cost: \$318,374	Floors: 1	Interior Wall: Inexpensive, Minimal Materials

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
PVAS - Pav Asph	01/01/1989	30000 Square Feet	\$30,000
PVCN - Pav Con	01/01/1989	1000 Square Feet	\$750
PKSP - Parking Space	01/01/1989	15 Unit(s)	\$3,750

Page 1 of 1 (3 total records)

This Data Printed on 05/05/2015 and System Data Last Refreshed on 05/04/2015

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CITY OF BELLE ISLE
PLANNING AND ZONING BOARD

Withdrawn by Applicant.

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 6

SUBJECT: Public Hearing Case#2015-04-001

ADVERTISED PUBLIC HEARING – May 16, 2015

MEMORANDUM

TO: Planning and Zoning Board
FROM: Yolanda Quiceno
DATE: May 15, 2015

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.
4. Meeting scheduled for April 2015 was cancelled due to consideration of appointment of two board members.
5. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 16, 2015 Orlando Sentinel.
6. Letters to the abutting property owners within 300 feet of the subject property were mailed on May 15, 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.

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD

Withdrawn by Applicant

REGULAR SESSION

May 26, 2015

6:30 P.M.

ITEM 6

SUBJECT: Public Hearing Case#2015-04-001

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

Planning & Zoning
Board

David Woods
Chairman
District 1

Chris Shenefelt
District 2

Nicolette Kramer
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

May 15, 2015

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

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

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.

Public Hearing Case#2015-04-001

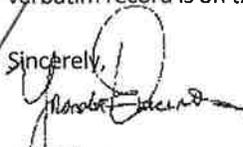
Applicant Walters Construction Company, on behalf of property owner Charles A. Bruno, located at 6806 Seminole Drive, Belle Isle Florida, Orange County also described as Parcel ID #29-23-30-4389-02-010 and S Lake Conway Trailer Park also described as Parcel ID# 29-23-30-4389-02-021, request a variance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

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, May 26, 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

Parcel	FullName	Address	City	STZIP
29231300000044				
302329438901021	2931 NELA AVENUE LAND TRUST	C/O FP CONSULTANTS LLC TRUSTEE 2004 E HARDING ST	ORLANDO	FL. 32806
302329438901022	SCHARF RICHARD K	2919 NELA AVE	BELLE ISLE	FL. 32809
302329438901023	HAND MARY T	2928 NELA AVE	BELLE ISLE	FL. 32809
302329438901024	GENT GREGORY	2924 NELA AVE	BELLE ISLE	FL. 32809
302329438901031	DONOVAN MICHAEL T	2935 NELA AVE	BELLE ISLE	FL. 32809
302329438901041	HENDRY WILLARD MYRON	3007 NELA AVE	BELLE ISLE	FL. 32809
302329438901060	TATRO NANCY E	3013 INDIAN DR	BELLE ISLE	FL. 32812
302329438901070	WAKLEY EMILY S	3019 INDIAN DR	BELLE ISLE	FL. 32812
302329438901080	TWICHELL ALAN F JR	3025 INDIAN DR	BELLE ISLE	FL. 32812
302329438901090	HARVILL ERNEST S	3031 INDIAN DR	BELLE ISLE	FL. 32812
302329438902010	BRUNO CHARLES A	2113 CHRISTINA CV	HOOVER	AL. 35244
302329438902021	BRUNO CHARLES A	2113 CHRISTINA CV	HOOVER	AL. 35244
302329438902040	DOUGLAS JUDITH B	6820 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902060	WEINSIER RICHARD TR	6824 SEMINOLE DR	ORLANDO	FL. 32812
302329438902070	MURRAY ROBERT E JR	6826 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438902080	LOCASCIO KIMBERLY H	6832 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903010	BASSETT AMBER M	3016 INDIAN DR	BELLE ISLE	FL. 32812
302329438903020	CURTIS LORI R	3026 INDIAN DR	BELLE ISLE	FL. 32812
302329438903030	LINDAS STEVEN H	3106 INDIAN DR	BELLE ISLE	FL. 32812
302329438903040	EMERY BARBARA L	3104 INDIAN DR	BELLE ISLE	FL. 32812
302329438903331	CARY NORMA J	6827 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903341	TURZYNSKA JOANNA	ZIMNY DWOR	83-425 TRZEBUN	XX (POLAND)
302329438903350	OSTNER CHARLES F JR	6815 SEMINOLE DR	BELLE ISLE	FL. 32812
302329438903360	JOHN SUZANNE E	6809 SEMINOLE DR	BELLE ISLE	FL. 32812
302330115200010	SCHMIDT ELIZABETH	2915 NELA AVE	BELLE ISLE	FL. 32809
302330115200032	MULLICAN PAUL R	2912 NELA AVE	BELLE ISLE	FL. 32809
302330115200041	MILLER DAVID C	2920 NELA AVE	BELLE ISLE	FL. 32809

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

REGULAR SESSION

**May 26, 2015
6:30 P.M.**

ITEM 7

SUBJECT: Public Hearing Case#2015-02-002 - continued

ADVERTISED PUBLIC HEARING – March 14, 2015

M E M O R A N D U M

TO: Planning and Zoning Board
FROM: Yolanda Quiceno
DATE: May 15, 2015

Request by applicant Beech Outdoor Company, Inc. requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D #30-23-30-0000-00-005, from section 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528.

Background:

1. On February 5, 2015, Beech Outdoor Company, Inc, submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, February 14, 2015 Orlando Sentinel. The Hearing was tabled by the Board on February 24, 2015 and requested additional information from the applicant.
3. A Notice of Public Hearing legal advertisement was resubmitted and placed in the Saturday, March 14, 2015 Orlando Sentinel.
4. Letters to the abutting property owners within 300 feet of the subject property were mailed on February 14, 2015 and again on March 13, 2015.
5. On March 24, 2015 the P&Z Board vote failed for lack of quorum and was appealed to City Council
6. On April 7, 2015 City Attorney rescheduled to allow full composition of the Planning and Zoning Board to be ratified at the next City Council meeting along with the consideration of the appointment of the two new members to fill the vacancies, consistent with the provisions of Sec. 42-32 of the City Code.
7. On April 28, 2015 the P&Z Board meeting was cancelled due to consideration of appointment of two board members.
8. A Notice of Public Hearing legal advertisement was placed in the Saturday, May 16, 2015 Orlando Sentinel.
9. Letters to the abutting property owners within 300 feet of the subject property were mailed on May 15, 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.

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

REGULAR SESSION

**May 26, 2015
6:30 P.M.**

ITEM 7

SUBJECT: Public Hearing Case#2015-02-002 - continued

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 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528**

on the property described as 2635 McCoy Road, Belle Isle FL, 32859, also described as Parcel I.D #30-23-30-0000-00-005 Belle Isle, Orange County, Florida

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 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528**

on the property described as 2635 McCoy Road, Belle Isle FL, 32859, also described as Parcel I.D #30-23-30-0000-00-005 Belle Isle, Orange County, Florida

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.

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**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
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Planning & Zoning
Board

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District 1

Chris Shenefelt
District 2

Nicolette Kramer
District 3

Gregg Templin
District 4

Stuart Bernstein
District 5

John McLeod
District 6

Nicholas Fouraker
District 7

May 15, 2015

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

APPLICANT: BEECH OUTDOOR COMPANY, INC.
P&Z CASE #2015-02-002
REQUEST: VARIANCE FOR 2635 MCCOY BLVD, BELLE ISLE, FL 32809
PARCEL I.D. #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 hear a request for a variance for property captioned above.

Public Hearing Case #2015-02-002

Request by applicant Beech Outdoor Company, Inc. requests a variance on 2635 McCoy Road, Belle Isle, FL also described as Parcel I.D #30-23-30-0000-00-005, from section 52-33(7)(b) to raise existing billboard from 45 feet to 65 feet to be consistent with the others allowed to be operated in the City along State Road 528.

The Planning and Zoning Board will hold a public hearing on this matter on **Tuesday, May 26, 2014** 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,

Yofanda Quiceno
City Clerk

Parcel	FullName	Address	City	STZIP
302330061000001	CITY OF BELLE ISLE	1600 NELA AVE	BELLE ISLE	FL. 32809
302330169201110	FIOLA ROBERT A	2493 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201100	ADY LAURENCE I	2495 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600060	SALAMAT JULIA R	7617 HARBOR BEND CIR	ORLANDO	FL. 32822
302330169201090	HAAN WILLIAM A	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600020	STEARNS WILLIAM G III	2496 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000014	SIDDHI-VINAYAK INC	2601 MCCOY RD	ORLANDO	FL. 32809
302330169201010	CARAMUTA MARCELO J	2627 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000005	RICHARD E AND MARGARITA E DAVIS TRUST	C/O RICHARD E DAVIS TR 815 E COLONIAL DR	ORLANDO	FL. 32803
302330169202020	SIMS MICHAEL T 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 P.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 CONDO ASSN INC	5145 CURRY FORD RD	ORLANDO	FL. 32812
302330169201080	TRAN VINNIE	2501 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600050	WORTHINGTON JOHN R	2490 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202080	MUNROE MARY ELIZABETH TR	2500 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202010	HAAN CARRIE	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000002	BRYANT VERNON V TR	PO BOX 18505	TAMPA	FL. 33679
302330169201120	TEMPLIN GREGG T	2489 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201070	ANTONIO STEVEN A	2507 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201050	JOHNSTON TOSHIKO A	2519 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201040	PANKO IRENE E TR	2525 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201020	HINES JOHN R TR	2621 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330000000006	HARRELL ROBERT S	2800 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169600010	LEIGHTON RICHARD P	8423 HALVERSON RD	WATERFORD	WI. 53185
302330169202030	SAYER JUSTIN	12512 SULLIVAN RD	CLERMONT	FL. 34715
302330169201130	SQUIRES VINTON	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	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	2516 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202060	THOMAS JILL ANNE	2508 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169202050	RAY THOMAS E	2512 TRENTWOOD BLVD	BELLE ISLE	FL. 32812
302330169201142	HAAN CARRIE	2499 TRENTWOOD BLVD	BELLE ISLE	FL. 32812



300' / 0.063 fc

Beech McCovy Rd, Belle Isle Fl.

300' / 0.090 fc

300' / 0.045 fc



April 3, 2015

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

Subject: Application for height variance for off-site sign, 2635 McCoy Road

Belle Isle City Council:

This letter is provided in support of a variance to increase the height of a billboard located at 2635 McCoy Road (Parcel ID 30-23-30-0000-00-005). The request is to increase the height of the billboard from 45 feet to 65 feet above ground level. The increase in height is to allow better visibility as the sign is viewed from the Beachline Expressway (Hwy 528). The information in this letter is consistent with the testimony given in support of the requested variance to the Planning and Zoning Board at the Public Hearings on February 24, 2015 and March 24, 2015.

Background

The existing off-site sign (billboard) on the property was originally constructed in 2002. The billboard consists of two faces. One to be viewed from eastbound traffic on the Beachline Expressway, the other to be viewed by westbound traffic. The billboard structure is regulated by both the City of Belle Isle and the Florida Department of Transportation (FDOT). The FDOT regulates all billboard signage associated with the State Highway System, including the Beachline Expressway. Under FDOT standards, the billboard sign is allowed to be up to 65 feet above the elevation of the travel lane of the Beachline Expressway. Since the Beachline is elevated several feet above the ground level of the sign, the sign is only 5-10 feet above the travel lane.

In 2009, improvements were made to the Beachline Expressway, including addition of a wall on the north side of the road. The wall has the effect of limiting visibility of the billboard sign, severely impacting the value. The image below shows how the new wall limits visibility of the sign.



View of billboard from Beachline (528) looking west from right side travel lane (3/9/2015)

PLANNING DESIGN GROUP, LLC
930 Woodcock Road, Suite 224
Orlando, Florida 32803

Phone: (407) 896-0455
Fax: (407) 386-6523
E-mail: aanderson@pdgfla.com

The sign structure is approximately 348 feet from the closest residential property to the north. It is heavily screened by vegetation on the subject property from the residential. It is not visible now from Trentwood Boulevard to the north, and will not be visible even at the increased height of 65 feet.

Hardship

The request for variance is intended to address a hardship that was created by the improvements to the Beachline Expressway. Granting the variance will allow the billboard to operate as it was originally intended - for advertising directed at vehicles travelling on the Beachline Expressway. The requested 65 feet height is still below what is allowed by FDOT, is below existing powerline structures adjacent to the sign.

The requested height of 65 feet is the minimum variance that will allow reasonable visibility of the sign when viewed from the Beachline Expressway which will allow the sign to compete with the other existing signs in this area.

Precedence

The subject property is near the highest point of the Beachline Expressway. The other billboards along the Beachline Expressway that are in the City of Belle Isle are all higher than 45 feet, where the travel lanes of the beachline is lower. This has the double effect of making the subject billboard at 2635 McCoy Road far below the height of the others, when viewed from the Beachline. Further, the billboard to the east, located at 3101 McCoy Road does not have the visual or distance buffers between the sign and existing residential when compared to the subject site.

Granting of the variance is not in violation of the general purpose and intent of the City's Zoning Code in regards public welfare and public interest. Granting this variance does not set a precedence for other billboards to make similar request for a number of reasons. First, there are no other billboards with such limited visibility in the City. Second, there are no other sites for future billboards that would meet both the City of Belle Isle zoning requirements and FDOT spacing standards.

Conclusion

Granting this variance does not subvert the general purpose and intent of the zoning ordinance of the City of Belle Isle. It addresses a hardship created by improvements to the Beachline Expressway. It is consistent with precedence for such signage within the City of Belle Isle and it is the minimum variance that will provide reasonable visibility of the billboard when viewed from the Beachline Expressway.

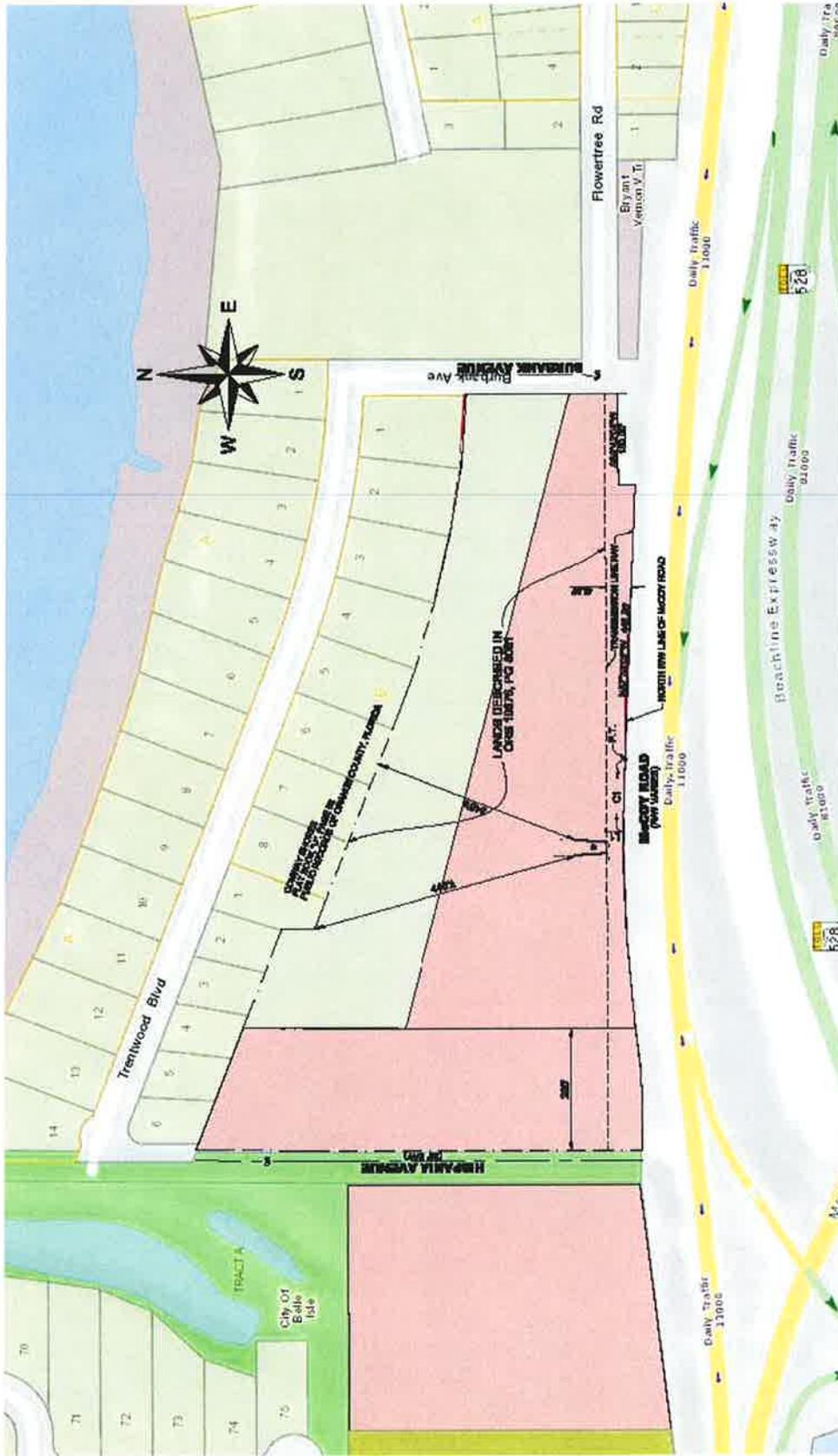
Sincerely,



Kendell Keith, RLA
Executive Vice President



Subject Property



Property Sketch



BEECH MCCOVY RD. / BELLE ISLE, FL
CALCULATED LEVELS ABOVE AMBIENT

fc = Foot Candles | Calculations based on 150 nit, 100% white at night
 Foot Candle - the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot

FORMETCO®
 POWERED BY **AdTech**

Jim Schmitt
 GM Digital Products Group
 jms@formetco.com



**View of 2635 McCoy Road looking west from Beachline Expy (SR 528)
(from SUV in travel lane)**



View of 2635 McCoy Road looking east from Beachline Expy (SR 528)

3101 McCoy Road
Existing Sign
55 foot

2635 McCoy Road
Proposed Sign
65 foot

1936 McCoy Road
Existing Sign
65 foot

1900 McCoy Road
Existing Sign
73 foot





View of 1900 McCoy Road looking west from Beachline Expy (SR 528)



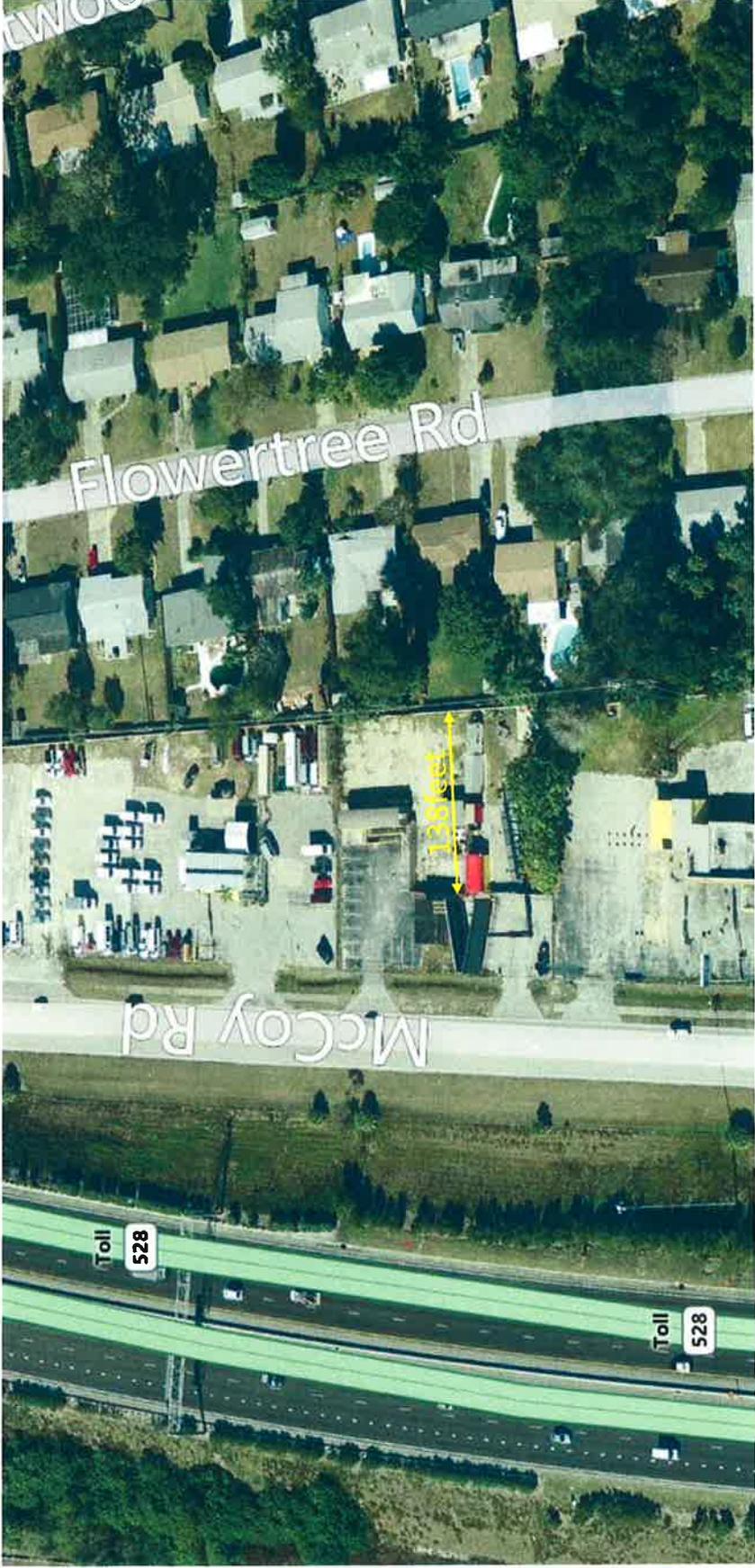
View of 1936 McCoy Road looking west from Beachline Expy (SR 528)



View of 3101 McCoy Road looking west from Beachline Expy (SR 528)



View of 3101 McCoy Road looking west from McCoy Road



Birdseye View of 3101 McCoy Road looking west



Birdseye View of 2635 McCoy Road looking west



Distance from Billboard to South Lake Conway



Planning and Zoning
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

May 12, 2015

RE: Beech Outdoor Variance / May 26, 2015

To Whom It May Concern:

Juris Corporation is preparing a 3D animated presentation on the visibility of the subject billboard from Trentwood Blvd. looking South toward the location of the subject billboard. We will show the present height of the billboard at 50 feet elevation above ground level then, we will elevate the billboard to 65 feet above ground level.

We will head North over the existing tree line and down to 4 feet above the paved surface of Trentwood Blvd. The view point will look South toward the billboard location and travel West on Trentwood Blvd. to illustrate the visibility or, non-visibility of the subject billboard at the requested height of 65 feet above ground level. During the westward travel of the viewpoint, the animation will stop at several points to show a ghosted image of the billboard against the tree line. We will present both day and night views.

It is our opinion that, when completed, this animation will show that the billboard is not visible from Trentwood Blvd. or from points further North as the land elevation falls off toward the lake edge and the lake surface elevation is lower than the land elevation.

Attached are several images taken from our preliminary presentation.

Respectfully presented,

A handwritten signature in black ink, appearing to read "Robert S. Scott". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert S. Scott, President
Juris Corporation
255 S. Orange Ave., Suite 101
Orlando, FL 32801
407.648.0405



Juris Corporation Presentation Graphics for Beech Outdoor Advertising, Inc.





Overhead view looking South (Above) Overhead view looking North (Below)



