



City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

2024-02-004

Lot Split Determination Application

City Code Chapter 50-33(6) - Non-Refundable \$300.00 application fee (BIMC SEC 54-171)

The City Manager or Designee reserves the right to determine whether this application is complete and accurate. Incomplete applications will not be processed and will be returned to the applicant. The processing time may take up to 5-business days. Please be aware septic systems are not approved with this request. Contact the Health Department at 407-836-2600 for the ability to install septic systems on these proposed lots.

PARENT PROPERTY INFORMATION		Parcel ID#	25-23-0000-0035 / 7306 Matchett Rd		
Property Owner's Names		HARVEY G + VIRGINIA E SALTZMAN			
Property Owner's Address		Permit #	3411 MONTEEN DR ORLANDO, FL 32806		
PERMITEE'S PROPERTY INFORMATION		Owner's Contact Number	407-859-3638		
Permittee's Name		OWNER Harvey Saltzman, Virginia Saltzman			
Permittee's Address		3411 Monteen dr. Orlando FL 32806			
Legal Description (Parent Tract and Proposed Lots)					
SEE SURVEY					
Reason for Request					
SPLITTING FRONT & BACK ; SELLING FRONT					
Are there any existing/pending permits for the subject property? (if yes, indicate on the survey)				Yes	No <input checked="" type="checkbox"/>
Overall Land Area		Are Septic tanks proposed			
69A-29,349 SQ. FT.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Will Wells be used		All resulting lots have public access (Please indicate on the survey)			
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		YES			
How many total parcels proposed (3 max)		For proposed split	Reconfiguration	Aggregation	
2		2			
Developable land area (less lake and wetlands) for each lot		Lot #1	Lot #2	Lot #3	
SQ. FT.		9375	19,974		

SUBMITTAL REQUIREMENTS:

- ◆ Non-Refundable \$300.00 application fee (BIMC SEC 54-171).
- ◆ The applicant shall submit a survey and legal description, both certified by a registered state surveyor of the property as it is to be divided, payment as outlined in this Land Development Code or as otherwise prescribed by the city council or city manager, and proof of ownership acceptable to the City.
 - The survey, to scale, must contain at a minimum 1) all existing structures, 2) easements, 3) wetlands, 4) the NHWE for any water bodies, 5) the 100-year flood zone limit, 6) all adjoining rights-of-way, 7) proposed lot lines and dimensions, 8) lot areas, and 9) legal descriptions (of parent tract and all proposed lots). If septic systems or wells are proposed, the survey must indicate existing septic tanks, drain fields, and well locations. All lots shall maintain a minimum 20' fee for simple access to a dedicated public paved street.
- ◆ Notarized Owner Authorization (if the applicant is not the property owner).

- ◆ With the prior approval of the city council, any lot or parcel not located within a planned unit development may be divided by lot split so long as the two resulting lots or parcels meet in every respect the Land Development Code's requirements for newly created lots or parcels. No lot or parcel or any portion of any lot or parcel created by a lot split shall be further divided by a lot split. No variance will be given for any lot split that results in a lot or parcel that does not conform in every respect to the Land Development Code's requirement for newly created lots or parcels. For example, no variance will be given for any lot split resulting in a substandard lot.
- ◆ A Notice of No Further Lot Split shall be submitted and fully executed by the owner of the property submitted for a lot split, which notice must be approved by the City, and such notice shall be recorded in the public records of the county prior to the issuance of any building permit for lots or parcels created by lot split. The form of the notice shall be in recordable form and substance substantially in accordance with the following: "The property described on the attached Exhibit 1 was the subject of a lot split within the City of Belle Isle, Florida, and no further division of all or any portion of the property described on the attached Exhibit 1 by the lot split procedure in the City of Belle Isle shall be allowed. Further subdivision by other methods may or may not be allowed."



Property Owner's Names HARVEY C. SALTZMAN VIRGINIA E. SALTZMAN	Permit # 2024-09-0041
Signature Harvey C. Saltzman Virginia E. Saltzman	ZONING APPROVAL STAMP:
Owner or Designee Name AS ABOVE	

The following request is to divide property for purposes of obtaining building permits or for transfer of ownership as required by the Belle Isle Municipal Code.

- I understand that any approval to divide land may require further approvals by the Planning & Zoning Board and City Council. This request may take up to thirty (30) days for staff review and written response. I understand that any request to divide land is subject to the Belle Isle Comprehensive Plan, as amended, and all other applicable regulations and ordinances.
- If approval of this application is granted based on false information provided by the property owner or authorized representative, the City reserves the right to revoke the approval and any permits issued as a result of the false information.
- Decisions of the Planning & Zoning Board may be appealed to the City Council within 15 calendar days of receipt of the decision. The appeal fee is \$150.00. Submit notice of appeal and fee to the City Clerk.

Print (Owner or Designee) HARVEY C. SALTZMAN VIRGINIA E. SALTZMAN	Signature Harvey C. Saltzman Virginia E. Saltzman	Date 9/5/2024
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FOR OFFICE USE ONLY - FEE: \$300.00 Date Paid _____ Check/Cash/CC _____

State of Florida
 County of Orange
 Notary's Signature Sarita Araujo
 Notary Printed Sarita Araujo

Date 8/5/24

My commission expires: 8/19/25 (SEAL)



3411 Monteen Drive
Orlando, Florida 32806
2 September 2024

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

To the Members of the Lot Split Review Board:

Dear Board Members:

My wife and I are applying to split a large, vacant lot which we own at 7306 Matchet Road. Two conforming, buildable lots will result, and we hope to sell one and keep the other. Both lots will have Matchett Road frontage, where all utilities are available.

We hope the split, as described in a recent survey accompanying the split application, will meet with your approval and can be carried out without undue delay.

Thanks for your kind attention.

Sincerely,

A handwritten signature in cursive script that reads "Harvey Saltzman". The signature is written in dark ink and is positioned above the printed name.

Harvey Saltzman



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
ORANGE COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS: 7306 MATCHETT RD BELLE ISLE
PROPERTY DESC: N 97.83 FT OF E1/2 OF SW1/4 OF SE1/4 OF NE1/4 OF SEC 25-23-29

#25 23 29 0000 00 035 7# 11 BI

SALTZMAN HARVEY C
SALTZMAN VIRGINIA E
3411 MONTEEN DR
ORLANDO FL 32806-6686

2024 REAL ESTATE

217
7-75587

078213



TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR (2023) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)		CURRENT (2024) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
PUBLIC SCHOOLS								
BY STATE LAW (RLE)	158,170	03.1730	501.87	178,170	03.0926	551.01	03.2160	572.99
BY LOCAL BOARD	158,170	03.2480	513.74	178,170	03.1657	564.03	03.2480	578.70
ORANGE COUNTY (GENERAL)	80,783	04.4347	358.25	88,861	04.2215	375.13	04.4347	394.07
BELLE ISLE	80,783	04.4018	355.59	88,861	04.1428	368.13	04.4018	391.15
COUNTY LIBRARY	80,783	00.3748	30.28	88,861	00.3570	31.72	00.3748	33.31
ST. JOHNS WMD	80,783	00.1793	14.48	88,861	00.1686	14.98	00.1793	15.93
TOTAL AD-VALOREM PROPERTY TAXES			1,774.21			1,905.00		1,986.15

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2023)	158,170	158,170	80,783
CURRENT YEAR (2024)	178,170	178,170	88,861

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE (2023)	CURRENT VALUE (2024)
SAVE OUR HOMES BENEFIT	ALL TAXES	N/A	N/A
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	77,387	89,309
AGRICULTURAL CLASSIFICATION	ALL TAXES	N/A	N/A
EXEMPTIONS	APPLIES TO	PRIOR VALUE (2023)	CURRENT VALUE (2024)
FIRST HOMESTEAD	ALL TAXES	N/A	N/A
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	N/A	N/A
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	N/A	N/A
LIMITED INCOME SENIOR	COUNTY OPERATING TAXES	N/A	N/A
LIMITED INCOME SENIOR	CITY OPERATING TAXES	N/A	N/A
HISTORICAL	CITY OPERATING TAXES	N/A	N/A
OTHER	ALL TAXES	N/A	N/A

If you feel the market value of the property is inaccurate or does not reflect fair market value as of **January 1, 2024**, or if you are entitled to an exemption or classification that is not reflected, please contact the Orange County Property Appraiser's Office at:

200 S. Orange Ave., Suite 1700
Orlando, FL 32801
Constituent Services (407) 836-5044

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at <http://vab.occompt.com/2024>

Petitions must be filed on or before
September 18, 2024

Notice of No Further Land Split
To be recorded in public records of Orange County, Florida

As the owners of a certain single lot located within Belle Isle which we have sought to split into two lots as described in the attached Exhibit 1, we are required here to make public notice that, with respect to the newly created lots, the City's policy of disapproval of future splits involving previously split property may apply:

Thus, it shall be known that:

The property described on the attached Exhibit 1 was subject to a lot split within the City of Belle Isle, and no further division of all or any portion of the property described on the attached Exhibit 1 in the City of Belle Isle shall be allowed by the lot split procedure. Further subdivision by other methods may or may not be allowed.

In witness of having made the above written statements as owners of the referenced property, we attach our notarized signatures below on this date: September 4, 2024

Harvey C. Saltzman Virginia E. Saltzman
Harvey C. Saltzman Virginia E. Saltzman

FL DL 5432323403700
Exp 10-10-2024

FL DL 5432865435750
Exp 1-15-29



LUZ I. TORRES
Notary Public
State of Florida
Comm# HH465887
Expires 11/20/2027


9.4.2024

HARVEY C. OR VIRGINIA E. SALTZMAN
3411 MONTEEN DRIVE
ORLANDO, FL 32806-6686

5 SEPT 2024
Date

63-8136/2631
1002

FRALDARMOR+

Pay to the CITY OF BELLE ISLE \$ 300.00
Order of Three Hundred and 00/100 Dollars 

 **FAIRWINDS**
www.fairwinds.org Ph: 800.443.6887

For HOT SPLIT

Harvey C. Saltzman

Holland Clark

RECEIPT		No. 453191	
DATE	<u>9/5/24</u>	FROM	<u>Harvey C Saltzman</u> \$ <u>300.00</u>
			<u>Three Hundred</u> DOLLARS
<input type="radio"/> FOR RENT	<u>hot split</u>		
<input type="radio"/> FOR			
ACCT.		<input type="radio"/> CASH	
PAID	<u>300.00</u>	<input checked="" type="radio"/> CHECK <u>8876</u>	FROM
DUE		<input type="radio"/> MONEY ORDER	TO
		<input type="radio"/> CREDIT CARD	BY <u>[Signature]</u>
			A-1152 T-4161