



PLANNING & ZONING

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Non-Emergency

Website:
www.belleislefl.gov

Request for Lot Split

Date: October 3, 2024
To: Applicant Daniel J. Richards, as Trustee
Re: 5019 Gran Lac Avenue, Belle Isle, FL 32812
Parcel: #18-23-30-4386-03-580
Case number: #2024-06-035

Project Overview

In June, applicant Daniel Richards submitted a complete Lot Split Application to the City of Belle Isle for 5019 Gran Lac Avenue. Their submittal includes a property survey with a legal description certified by a registered state surveyor of the property as it is to be divided, documentation showcasing proof of estate ownership, a Narrative Letter, and the permit review fee for the lot split request. The specific requirements for a lot split are pursuant to Chapter 50 of the City's land development code, which outlines permit procedures, submittal requirements, and design and performance regulations for a subdivision within the City of Belle Isle.

Mr. Richards recently inherited the property from his late mother, Joann Richards, under a family trust. As the designated trustee, Mr. Richards requests to split the 0.79-acre property into two parcels, resulting in one interior lot and a corner lot abutting Hoffner and Gran Lac Avenue. The lot split proposal seeks to maintain the existing residence and shed on Lot 1 and create Lot 2 as a vacant parcel for residential development.

The Lake Conway Estates subdivision plat shows that the current property was originally three separate parcels, Lots 356 through 358. In 2006, the former property owners received approval from Orange County Property Appraiser to aggregate the three parcels into one lot. The lot aggregation request was approved as the three parcels were under the same ownership, within the same jurisdiction, located contiguously amongst each other, and met the City's land aggregation requirements per section 54-2 for substandard lots of record.

This report outlines the applicable zoning requirements for a lot split and the details of the submitted request to divide the property into two lots. All lot split requests are determined by the consensus of the Belle Isle City Council per the established land development code.

Land Use Designations and Public Service Providers

Future Land Use Designation: Low-Density Residential
Zoning District: R-1-AA, Single-Family Residence
Current Uses: Residential
Potable Water: Orange County Utilities



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The City Land Development Code – Guidelines for Zoning Compliance

The Land Development Code, Chapter 50, Performance and Design Regulations, establishes subdivision standards for the City of Belle Isle. **Section 50-73(A)** outlines minimum building setbacks, lot sizes, floor area, and maximum heights for various zoning districts within the jurisdiction. For 5019 Gran Lac Avenue, an R-1-AA zoning district requires a minimum lot width of 85 feet, and the minimum lot size is 10,000 square feet for each new parcel. All corner lots must be at least ten feet wider than the minimum width established in this chapter per **section 50-35(B)(2)**. The subdivision design standards set forth in section 50-35 also state that side lot lines must be, as nearly as practical, at right angles to straight street lines and radial to curved street lines.

Pursuant to **section 50-33(6)** of the Belle Isle land development code, no variance will be given for any lot split that results in a lot or parcel that does not conform to every aspect of the LDC's requirements for newly created lots or parcels.

Recommendation for Lot Split Request

The applicant's lot split proposal demonstrates that the interior lot (Lot 1) with the single-family residence and shed meets the required 85-foot lot width, and the proposed new corner lot (Lot 2) meets the 95-foot lot width requirement as measured from the designated 30-foot front yard setback. The proposed size of Lot 1 is 17,719 square feet, and Lot 2 is 17,004 square feet, meeting the minimum lot size requirement for the applicable zoning district. The side lot line configuration, as shown on the property survey, provides three lengths to allow a lot split which conforms to the applicable building setback requirements for the existing single-family home and accessory building onsite.

City Staff recommends approval of the requested Lot Split application as the proposal for Lots 1 and 2 conforms to the City's land development code for an R-1-AA zoning district.

Should the Council approve the requested lot split, **section 50-33(6)(C)** requires the applicant to record the approved final plat with the Orange County Comptroller's Office including signatures from the City representatives and city staff. A Notice of No Further Lot Split, executed by the property owner, must also be approved by the City to record with the County before the issuance of any building permit for lots or parcels created by lot split. The applicant must provide a copy of the recorded plat and notice of no further lot split to City Hall for zoning compliance to complete the lot split permit process. Failure to do so will void the Council-approved lot split request.