



PLANNING & ZONING

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Non-Emergency

Website:
www.belleislefl.gov

Request for Lot Split

Date: October 8, 2024
To: Applicant Harvey and Virginia Saltzman
Re: 7306 Matchett Road, Belle Isle, FL 32809
Parcel: #25-23-29-0000-00-035
Case number: #2024-09-004

Project Overview

In September 2024, property owner Harvey Saltzman submitted a complete Lot Split Application to the City of Belle Isle for 7306 Matchett Road. 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.

In 2011, the Saltzmans purchased the vacant 0.69-acre lot. The existing lot is approximately 97 feet by 308 feet, west of Matchett Road. This property borders the city limits and is adjacent to the Orange County line. The owners seek to split the lot into two parcels, resulting in one flagpole lot and a traditional, or interior, lot surrounded by parcels on the side and rear lot lines of the property. Based on the Narrative Letter, the owners intend to sell the interior lot and maintain ownership of the proposed flagpole lot for future residential development.

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. Per the established land development code, all lot split requests are determined by the consensus of the Belle Isle City Council.

Land Use Designations and Public Service Providers

Future Land Use Designation: Low Density Residential
Zoning District: R-1-A, Single-Family Residential
Current Uses: Residential
Potable Water: Orlando Utilities Commission
Wastewater: Orange County Utilities (Sewer System)

The City Land Development Code – Guidelines for Zoning Compliance

The Land Development Code (LDC), Chapter 50, Performance and Design Regulations, establishes subdivision standards for the City. **Section 50-73** outlines minimum building



setbacks, lot sizes, floor area, and maximum building heights. For the R-1-A zoning district, the minimum lot width is 75 feet, and the minimum lot size is 7,500 square feet.

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Section 50-33(6) outlines the submittal requirements for a lot split application and further states that in this section, 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. The LDC explicitly states that no variance will be given for any lot split that results in a substandard lot.

Section 50-32 defines Lot Width as the distance between the side lot lines, along a line drawn parallel to the front lot line. The code states that lot width can be determined from the minimum front yard setback required for the applicable zoning district, or a front yard setback established at a greater distance than required by the applicable zoning district pursuant to a deed restriction granted by the property owner in favor of the City.

The applicant proposes a lot split that creates Parcel A to meet the 75-foot lot width requirement with a lot size of 9,375 square feet. The configuration of Parcel B proposes a 22-foot-wide accessway extending 125 feet and widens to an overall lot width of 97 feet. Following **section 50-32**, the Council may measure the lot width of Parcel B as 30 feet from the Matchett Road right-of-way or 30 feet from the general front lot line located 155 feet from the Matchett Road right-of-way. Should a front yard setback be established at a greater distance than required by the applicable zoning district, the Council must condition a deed restriction granted by the property owner in favor of the City.

Determination of Lot Split Request

Under **section 50-35**, Design Standards of Subdivision Regulations, a subdivision plat can only be approved if the Council finds after full consideration of all pertinent data that the subdivision can be served adequately and economically with public facilities and services suitable for a lot split request. The Council must determine if the Lot Split Application for Parcels A and B satisfies the City's Land Development Code.

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.