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PRESIDENT

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May 29, 2025

Proposed Lot Split- 7306 Matchett Road: Parcel: #25-23-29-0000-00-035, #2024-09-004

Overview

This is an application for a lot split of 7306 Matchett Road, to create two single-family residential lots out of the parent parcel, zoned R-1-A. Each lot meets the minimum lot area requirements for the R-1-A zoning district, which requires a minimum of 7500 square feet.

The lot split proposes to create one lot that also meets the minimum lot width of 75 feet. The second lot will be a “flag” lot with a frontage width of 22 feet, this width extending back 125 feet into the lot, then having a lot width of 97 feet, exceeding the minimum lot width requirement of the Land Development Code. Please see the proposed boundary survey establishing the lot configuration as part of the application packet.

Staff Recommendation

Staff recommends approval of the proposed lot split based on the following analysis with conditions established in the LDC for lot splits included below in the sample motion language.

Section 50-32 of the Belle Isle Land Development Code (LDC) provides that City Council may establish a front yard setback 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. This means that if the Council finds that the proposed lot split, creating the “flag” lot otherwise meets the intent of the LDC, the setback can be established where the 97-foot lot width begins.

The proposed flag lot exceeds the minimum lot area requirement of 7500 square feet. It is proposed to be 20,796.67 square feet in area, almost half an acre in size. It does not propose to increase the density of development and remains consistent with the Comprehensive Plan Future Land Use designation of Low Density Residential. Staff finds the proposed lot split meets the intent and requirements established by the LDC and is in harmony with the established development pattern.

Sample Motion Language

1. Approve the lot split of 7306 Matchett Road as presented in the proposed boundary survey creating the two lots subject to the conditions that the property owner also record a deed restriction establishing the front yard setback at the 125-foot depth and lot configurations as presented, to be defined in perpetuity; the applicant record the approved final plat with the Orange County Comptroller's Office; and, a Notice of No Further Lot Split, executed by the property owner, and approved by the City, be recorded with Orange County by the property owner before the issuance of any building permit for lots or parcels created by lot split; or,

2. Deny the lot split of 7306 Matchett Road as presented (provide specific reasons for denial);
or,
3. Continue the lot split request of 7306 Matchett Road pending additional information from the applicant and/or staff (provide specific information needed from the applicant and/or staff).

