
NOTICE OF PUBLIC MEETING

MARCH 27, 2018 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 7

TO: Planning and Zoning Board

DATE: March 27, 2018

Public Hearing Case #2017-07- 023 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23- 30-0000- 00-005. (Continued from the 08/22/2017 & 11/28/2017 meeting)

Background:

1. On June 14, 2017, American Civil Engineering Co. representing the applicant submitted the application and required paperwork.
2. On June 29, 2017, the City Planner provided Staff comments and required revisions to the application.
3. A Notice of Public Hearing legal advertisement was placed in the Saturday, July 15, 2017 Orlando Sentinel.
4. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, July 14, 2017.
5. On July 25, 2017 the Planning & Zoning Board motioned to have Case#2017-07-023 reposted for a date certain of August 22, 2017.
6. A Notice of Public Hearing legal advertisement was placed in the Saturday, August 12, 2017 Orlando Sentinel. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, August 10, 2017.
7. On August 22, 2017, the Planning & Zoning Board made the motion to table the request to allow the applicant and the City to find further information on the original survey and zoning.
8. On 11/2/2017 the applicant submitted a revised application and required paperwork.
9. Letters to the abutting property owners within 300 feet of the subject property were mailed on Wednesday, November 15, 2017.
10. On November 17, 2017, the City Planner provided Staff comments and required revisions to the application.
11. A Notice of Public Hearing legal advertisement was placed in the Saturday, November 18, 2017 Orlando Sentinel.
12. On February 2, 2018 the Board approved a workshop to discuss development alternatives proposed by the applicant for 2635 McCoy Road. The workshop was noticed as required.
13. On March 8, 2018, American Civil Engineering Co. representing the applicant submitted the application and required paperwork.
14. A Notice of Public Hearing legal advertisement was placed in the Saturday, March 17, 2018 Orlando Sentinel.
15. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, March 16, 2018.

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 of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE or DENY:

"I move to recommend (Approval or Denial/or Approve with conditions) to City Council this request of a proposed commercial development submitted by applicant Thirumala Property's, LLC c/o American Civil Engineering, Co. consisting of one tax parcel referenced located at 2635 McCoy Road, Belle Isle, FL 32809, Orange County also known as Parcel #30-23-30-0000-00-005.

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
Lydia Pisano

City Manager
Bob Francis

March 16, 2018

Planning & Zoning
Board

Nicholas Fouraker
Chairman
District 7

David Woods
Vice Chairman
District 1

Chris Shenefelt
District 2

Shawn Jervis
District 3

Gregg Templin
District 4

Rainey Lane
District 5

Russell Cheezum
District 6

«Parcel»
«FullName»
«FullName2»
«Address»
«City», «STZip»

APPLICANT: Thirumala Property's, LLC c/o American Civil Engineering, Co.
P&Z CASE 2017-07-023
REQUEST 2635 McCoy Road, Belle Isle FL 32809
Parcel #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 hold a Public Hearing on Tuesday, March 27, 2018 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to review for recommendation to Council as follows:

Public Hearing Case #2017-07-023 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by Thirumala Property's, LLC c/o American Civil Engineering, Co. for a proposed commercial development at 2635 McCoy Road, Belle Isle FL 32809, also known as Parcel #30-23- 30-0000- 00-005. *(Continued from the August 22, 2017 & November 28, 2017 meeting)*

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



AMERICAN CIVIL ENGINEERING CO.

207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708
Telephone: (407) 327-7700 • Fax: (407) 327-0227

March 16, 2018

Yolanda Quiceno, CMC
City of Belle Isle
1600 Nela Avenue
Belle Isle, Florida 32809

Re: **Airport Parking site plan**

Yolanda,

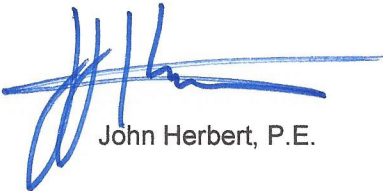
Per your request, the revised Impervious Surface Ratio (ISR) has been added to the airport parking site plans, sheet 3 in the lower right corner (in a 'box) of the plan.

site plan	zoning	area	impervious area	% impervious	ISR
Airport Parking	R-1-A	4.069 AC	0 AC	0 %	0.00
	C-1	5.530 AC	3.669 AC	66.3%	0.66

Based on the above information the airport parking plan's ISR is less than the maximum allowed ISR of 0.35 for residential use and 0.80 for commercial use.

If you have any questions or comments feel free to call or email me.

Thank You,



John Herbert, P.E.