

March 15, 2019 (continued from January 10, 2019)

Variance Application: 1853 McCoy Road

Applicant Request: VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

Zoning/ Existing Use: C-1 commercial/ Existing Hotel

Review Comments

This variance application seeks a variance as identified above. The property is currently developed with a hotel and the applicant is seeking to add an additional building with additional rooms to the hotel. The site plan application seeks to deviate from the code in the areas that are the subject of this variance application. These variances must be approved prior to consideration of the site plan application.

The applicant has provided supporting documentation addressing the variance criteria. Please note that part of the variance request from the applicant seeks relief from the parking stall dimension requirements. What the applicant proposes for these dimensions is consistent with Belle Isle code requirements, therefore this do not need the variance requested and is not included here.

The applicant has provided supplementary information to this application requested by the Board at the January meeting. Please see the attached updated parking analysis, site plan, enhanced security information, and fence replacement quote.

Staff Recommendation

Staff provides an evaluation based on the variance criteria for the application below.

1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):

Special conditions for this property exist with respect to meeting maximum height requirements. There is an existing hotel that is 33 feet in height. The application is seeking to match the height of this existing building with the proposed building addition.

2. Not Self- Created (Section 42-64 (1) e):

The request for a variance is not self-created as the application is seeking entitlements that match the existing building design and height.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance from the height requirement is the minimum possible variance to make reasonable use of the land. The proposed height increase does not exceed the height of the existing building.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood given that the existing hotel on the property is already at a maximum height of 35 feet.

5. With respect to the requested variance for drive isle (interior driveways) width of 22 feet instead of the required 25 feet, this represents about a 10% and reduction in the code requirement. Often minor variances such as these are approved administratively. The Belle Isle Code does not make provision for such administrative approval. Granting this variance is not injurious to public health, safety and welfare and is a consistent width with the existing development and with Orange County codes.

6. With respect to the requested variance for a parking ratio of 0.7 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, according the applicant's parking analysis. As presented, the proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition as the application states there is no longer consideration of an extended-stay hotel product.

Staff provides a recommendation to approve the requested variances based on the above information.

Additional Notes

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.