



1 Orange County Tax Parcel #24-23-29-8820-00-050, from C-1 zoning district to Planned  
2 Development District (PD); and (iii) that certain property owned by Pine Castle Methodist  
3 Church, Inc. located at 942 Fairlane Avenue, also known as Orange County Tax Parcel #24-  
4 23-29-3400-00-093, from C-1 zoning district to Planned Development District (PD) and legally  
5 described in the boundary survey attached hereto as **Exhibit "A"** (hereinafter "the Property");

6 and

7 **WHEREAS**, the Property has Low-Density Residential and Commercial Future Land  
8 Use Map designations; and

9 **WHEREAS**, the Planning and Zoning Board of the City of Belle Isle has reviewed the  
10 Developer's request at a public hearing and has made a recommendation to the City Council;  
11 and

12 **WHEREAS**, after public notice and due consideration of public comment, the City  
13 Council of the City of Belle hereby finds and declares the adoption of this Ordinance and the  
14 proposed development of the Property is consistent with the City of Belle Isle Comprehensive  
15 Plan and the land development regulations set forth in the City of Belle Isle Code of  
16 Ordinances; and

17 **WHEREAS**, based on competent substantial evidence in the record, the requested  
18 rezoning and preliminary concept plan set forth in this Ordinance meets all applicable criteria  
19 specified in the City of Belle Isle Comprehensive Plan and the land development regulations  
20 set forth in the Code of Ordinances; and

21 **WHEREAS**, this Ordinance and the Whereas clauses herein shall constitute the written  
22 findings of fact in support of issuing this rezoning development order pursuant to general law.  
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1                   **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Belle Isle,  
2 Florida as follows:

3                   **SECTION 1.** The Property described above and in **Exhibit “A”** attached hereto is hereby  
4 rezoned from Retail Commercial District (C-1), General Commercial District (C-2), Single-  
5 Family Dwelling District (R-1A), and Multiple-Family Dwelling (R-2) zoning districts to Planned  
6 Development (PD) subject to the following conditions and restrictions:

7                   A. *Concept Plan.* The Cornerstone Charter Academy Preliminary Concept Plan attached  
8 hereto as **Exhibit “B”** (“Concept Plan”) is hereby approved. All development of the  
9 Property must conform to Concept Plan, including the development standards and  
10 requirements identified on the Concept Plan. Should any conflict be found between this  
11 Ordinance and the Concept Plan then the standards and conditions established by this  
12 Ordinance shall control.

13                   B. *Code Provisions.* Unless specifically noted elsewhere in the Concept Plan attached  
14 hereto, or expressly provided for herein, all development on the Property must comply with  
15 the general zoning requirements of the Planned Development zoning district. Such  
16 requirements include any approval or amendment procedures pertaining to the Planned  
17 Development zoning district. The Land Development Code of the Belle Isle Code of  
18 Ordinances, as amended, shall govern the development of the Property with respect to  
19 any matter not addressed by this Ordinance or its attached exhibits.

20                   C. *Permitted Uses.* The permitted uses for the Property are as follows: (i) Elementary School,  
21 (ii) Middle School, (iii) High School, (iv) Other Community or Educational Meeting Space  
22 and Facilities, (v) Active and Passive Recreational and Sports Fields, Gymnasiums and  
23 Other Facilities, (vi) Open Space and Parks, (vii) Stormwater Ponds and Facilities, (viii)  
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1 Preservation of Historic Home (not for residential use) shown on the Concept Plan and  
2 use thereof for meeting or educational purposes; and (viii) the customary accessory uses  
3 and structures associated with the foregoing permitted uses. All uses that are not  
4 permitted uses or special exception uses as set forth in this Ordinance are prohibited.

5 D. *Special Exception Uses.* The special exception uses for the Property are as follows: (i)  
6 Municipal and Governmental Facilities; (ii) uses that are substantially similar and  
7 compatible with the permitted uses of this Ordinance and that are not incompatible with  
8 surrounding area as determined by the City Council; and (iii) the customary accessory  
9 uses and structures associated with the foregoing special exception uses. If a special  
10 exception use is approved based on a finding by the City Council that such meets the  
11 applicable criteria set forth in the City Code, the approval may be conditioned and  
12 restricted.

13 E. *Maximum Building Height.* The maximum height of structures shall be four stories and no  
14 more than 57 feet; provided however, each building constructed shall be consistent with  
15 the heights shown on the Concept Plan.

16 F. *Setbacks.* The setbacks shall be consistent with those depicted on the Concept Plan.

17 G. *Intensity.* There shall be a maximum of floor area ratio of 0.45; provided however, the  
18 building square footage developed on the Property shall be consistent with the Concept  
19 Plan.  
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21 H. *Maximum Impervious Surface.* The maximum impervious surface area shall be 0.7.

22 I. *Architectural Features.* The Property shall be developed consistent with the architectural  
23 elevations and concepts set forth in the Concept Plans.  
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1 J. *Vehicular Parking/Ingress/Egress.* The vehicular parking and ingress and egress to and  
2 from the Property shall be developed and maintained consistent with the Concept Plans.

3 K. *Lighting.* Lighting on the Property shall be development consistent with the lighting plan  
4 set forth in the Concept Plans.

5 L. *Landscaping, Landscaping Buffers, Recreation and Open Space.* The Property shall be  
6 developed and maintained to preserve recreational area, open space, landscaping and  
7 landscaping buffers as depicted on the Concept Plan.

8 M. *Planned Development Name.* The Planned Development adopted by this Ordinance  
9 governing the development of the Property will be known as the “Cornerstone Charter  
10 Academy PD.”

11 N. *Development Plan/PD Expiration.* Developer shall submit a development plan for  
12 review and approval pursuant to the provisions of Chapter 54, Section 54-77 (e) (4) of  
13 the Land Development Code of the Belle Isle Code of Ordinances. If Developer fails to  
14 obtain final approval of said development plan within one year of the Effective Date of  
15 this Ordinance, the entitlements under this Ordinance shall become null and void and  
16 the zoning classification of the Property shall revert to its previous zoning designations  
17 or other appropriate zoning designations as determined by the City Council in  
18 accordance with the provisions of Section 54-77 (e) (4), Land Development Code of the  
19 Belle Isle Code of Ordinances.  
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21 O. *Violation.* A violation of this Ordinance or any of its Exhibits is considered a violation of  
22 the Land Development Code of the Belle Isle Code of Ordinances and zoning of the  
23 Property.  
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1 **SECTION 2.** Zoning Map. The City Manager is hereby authorized and directed to amend the  
2 Official City of Belle Isle Zoning Map consistent with the provisions of this Ordinance.

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4 **SECTION 3.** Severability. If any word, phrase, sentence, clause or other portion of this  
5 Ordinance is determined to be invalid, void or unconstitutional, the remainder of this Ordinance  
6 shall remain in effect.

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8 **SECTION 4.** Effective date. This Ordinance shall take effect immediately upon adoption.

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10 First Reading was held this 18th day of April 2023

11 Second Reading held this 2nd day of May 2023

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
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13			
14 Ed Gold	_____	_____	_____
15 Anthony Carugno	_____	_____	_____
16 Karl Shuck	_____	_____	_____
17 Randy Holihan	_____	_____	_____
18 Beth Lowell	_____	_____	_____
19 Stanley Smith	_____	_____	_____
20 Jim Partin	_____	_____	_____

21 **CITY OF BELLE ISLE**

22 \_\_\_\_\_  
**NICHOLAS FOURAKER, MAYOR**

23 ATTEST: \_\_\_\_\_  
24 Yolanda Quiceno, CMC-City Clerk

1 **STATE OF FLORIDA**

2 **COUNTY OF ORANGE**

3 **I, Yolanda Quiceno, CITY CLERK** of the City of Belle Isle, do hereby certify that the above and  
4 foregoing document ORDINANCE 23-04 02 was duly and legally passed by the Belle Isle City Council,  
5 in session assembled on the \_\_\_\_\_ day of \_\_\_\_\_ 2023. At this session, a quorum of its members  
6 was present.

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Yolanda Quiceno, CMC-City Clerk

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