



**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** September 4, 2018

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** Proposal to Resolve the Appeal of the P&Z decision on 6820 Seminole Dr. variance denial

**Background:** On July 24, 2018, the Planning and Zoning Board denied a variance at 6820 Seminole to divide the property into two substandard lots. The owner is appealing this decision to the City Council which is scheduled to be on the September 18, 2018 Council agenda. The last few times the City denied an appeal, it ended up in an appeal and subsequent Request for Relief such as the PD on Daetwyler, which cost the City approximately \$30,000. In an effort to stop this process and prevent another Request for Relief, both parties met last week to come up with a possible resolution.

There are two projects that the same owner is ready to start: a PD consisting of 30 condominiums at 7710 Daetwyler and a proposed lot split at 6820 Seminole. After discussing both projects, with the owner, we arrived at a possible resolution which I believe is in the best interest of the City.

During the public hearing for the PD many residents spoke in opposition of the PD and wanted the City Council to maintain the R-2 zoning on this property, stating that the owner can achieve his goals without a rezone and leaving the property as R-2. Residents, who testified before Council, also stated that single family residences will be better suited for this location.

In speaking with the owner, the property will revert back to R-2 zoning and he will build 10-11 single family homes on the parcel. For building single family homes here and not condos, the owner is requesting the Council approve the lot split at 6820 Seminole. This resolution then gives the citizens what they requested on Daetwyler and the owner will get the lot split on Seminole. The owner requested the lot split to be for three substandard lots (two lots that front Seminole; one lot that fronts the lake with a 10-foot driveway off Seminole for access to the lake side property). Under this configuration, only one dock can be approved for the lake-side lot. If the Council will not approve this configuration, then the original lot split can be approved.

The staff reviewed preliminary plans for both properties and it appears they both meet BIMC.

**Staff Recommendation:** Approve the proposal the proposal presented to allow the lot split at 6820 Seminole and allow that owner to build 10-11 single family homes on the Daetwyler property.

**Suggested Motion:** I move that we approve the proposal presented to allow the (3-lot split) or (2-lot split) at 6820 Seminole and require that owner to build 10-11 single family homes on the Daetwyler property.

**Alternatives:** Do not approve

**Fiscal Impact:** TBD but it would save attorney and mediator fees spent on the Request for Relief and other remedies available to the property owner.

**Attachments:** Sketch of the lot split.