

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 28, 2023

RE: Site Plan Review – 2300 Jetport Drive

PUBLIC HEARING CASE #2023-03-001 -PURSUANT TO BELLE ISLE CODE SEC. 42-63 AND CODE SEC. 54-82 (F) (3), THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A NEW BOAT MANUFACTURING FACILITY WITH RENOVATIONS TO THE EXISTING STRUCTURES IN ADDITION TO CONSTRUCTING AN OPEN CANOPY AND NEW PARKING STALLS ON AN INDUSTRIAL PROPERTY, SUBMITTED BY PAUL KUCK, CHIEF OPERATING OFFICER OF REGAL MARINE INDUSTRIES INC., C/O GARY DAVIS, AT 2300 JETPORT DRIVE AND JETPORT DRIVE, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL #30-23-30-0000-00-011, 30-23-30-0000-00-012, 30-23-30-0000-00-027, AND 30-23-30-0000-00-029.

Background:

1. On February 9, 2023, the applicant, Regal Boats-Paul Kuck, submitted a request, application, and required paperwork. The P&Z Board, on February 28, 2023, requested further information and reposting of the Site Plan & Special Exception request.
2. A Notice of Public Hearing legal advertisement was placed on Saturday, March 18, 2023, in Orlando Sentinel.
3. Letters to the abutting property owners were mailed within 300 feet of the subject property on March 17, 2023.

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 outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met to approve the proposed site plan amendment application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

SAMPLE MOTION TO APPROVE:

"I move, pursuant to Belle Isle CODE SEC. 42-63 AND CODE SEC. 54-82 (F) (3) **TO APPROVE** the SPECIAL EXCEPTION TO ALLOW A NEW BOAT MANUFACTURING FACILITY WITH RENOVATIONS TO THE EXISTING STRUCTURES IN ADDITION TO CONSTRUCTING AN OPEN CANOPY AND NEW PARKING STALLS ON AN INDUSTRIAL PROPERTY submitted by applicant Paul Kuck Chief Operating Officer of Regal Marine Industries, Inc., at 2300 Jet Port Drive, Belle Isle, FL 32809, also known as Parcel #30-23-30-0000-00-011, 30-23-30-0000-00-012, 30-23-30-0000-00-027, AND 30-23-30-0000-00-029.

SAMPLE MOTION TO DENY:

"I move, pursuant to Belle Isle Code SEC. 42-63 AND CODE SEC. 54-82 (F) (3) having NOT been met **TO DENY** the SPECIAL EXCEPTION TO ALLOW A NEW BOAT MANUFACTURING FACILITY WITH RENOVATIONS TO THE EXISTING STRUCTURES IN ADDITION TO CONSTRUCTING AN OPEN CANOPY AND NEW PARKING STALLS ON AN INDUSTRIAL PROPERTY submitted by applicant Paul Kuck Chief Operating Officer of Regal Marine Industries, Inc., at 2300 Jet Port Drive, Belle Isle, FL 32809, also known as Parcel #30-23-30-0000-00-011, 30-23-30-0000-00-012, 30-23-30-0000-00-027, AND 30-23-30-0000-00-029.