



CITY OF BELLE ISLE, Florida

Planning and Zoning: Staff Report

February 13, 2025

Variance Request: Jetport and 2300 Jetport Drive

Application Request: Planning and Zoning Case Number 2024-12-010: PURSUANT TO SECTION 54-82 (E) AND 54-82 (F) (3), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED SITE PLAN, SUBMITTED BY APPLICANT GARY DAVIS, ON BEHALF OF THE PROPERTY OWNER RMI HQ LLC, LOCATED AT JETPORT DRIVE AND 2300 JETPORT DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID #31-23-30-0000-00-027 AND #31-23-30-0000-00-029.

Existing Zoning/Use: I-2 / Industrial District

Background Information

In April 2023, the applicant and property owner presented a site plan to the City's Planning and Zoning Board to build a new boat-manufacturing facility and modify the existing infrastructure and onsite retention pond. The Board reviewed the case, and the site plan was approved.

In their recent submission, the applicant seeks to modify and relocate a portion of the existing stormwater pond to an adjacent property within the City of Orlando limits and attach a steel canopy on the north side of the existing Small Parts Building. The proposed canopy feature must abide by the applicable development standards detailed under section 54-82 (E) for zoning compliance, and the City of Orlando must administratively approve the relocation of the stormwater pond before the City of Belle Isle can issue a building permit for the scope of work.

For Industrial Districts within the City, section 54-82 (E) of the land development code prescribes that the performance standards outlined in chapter 50, article III for C-3 commercial sites also apply to industrial developments. Under section 50-73 (A), building setbacks for C-3 zoning districts must maintain a 25-foot front setback, a 20-foot rear setback, and a five-foot side setback from the property line.

The steel canopy's concept plan outlines the design's proposed location and square footage. In the applicant's Narrative Letter and Acknowledgment Letter, the applicant details that the proposed steel canopy will overlap the existing impervious area and provide a side setback greater than five feet. Due to the location of the canopy feature and the information provided by the applicant, the proposed improvement abides by the applicable building setbacks, does not exceed the maximum 50-foot height limit, and does not affect the property's impervious surface ratio.

The City's Planning Department contacted the City of Orlando to verify the zoning district and permittable allowances of the adjacent parcel for the proposed stormwater pond relocation. The City of Orlando confirmed that the Future Land Use (FLU) Map designation was approved to an Industrial Park zoning district in June 2023. The intent of the FLU and zoning change was to allow the development of a stormwater pond to expand the industrial uses to the north of the property. Since this parcel has been changed to allow Industrial development, master plan approval is needed from the City of Orlando for any improvements to the property, such as a stormwater pond, then going through permitting before construction.

Staff Recommendation

Based on the requirements for Industrial Districts under section 54-82, the City recommends approval of the proposed site plan, contingent upon the following conditions before issuance of a building permit:

1. The applicant must submit full detailed Construction Documents with clouds and delta's showing the changes made since the permit approved plans of April 2023.
2. The applicant must provide a cross-section and profile of the pipe connection, as shown in the application package, between the reduced pond and the new pond.
3. The applicant must submit a revised stormwater report to include the stormwater retention calculations for the stormwater retention volume needed per code and the amount provided.
4. A letter from South Florida Water Management District (SFWMD) approving the modification to the retention pond.
5. A letter from the City of Orlando for permit approval of the development on the lot located outside of Belle Isle's city limits.
6. The applicant must submit an updated site plan to document that no new impervious area will be added to the site without site plan approval from the Board, and an accurate building setback from the proposed canopy to the parcel's lot lines.
7. The applicant must submit a Lot Grading Plan during the building permit process for the retention pond location (shown on C-5.1).

Additional Notes

Please note that the Board may approve the proposed site plan 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 code 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.