

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 22, 2025

RE: Variance Application – 7209 Gondola Avenue

Planning and Zoning Case Number 2025-02-003: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A) TO ALLOW AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

Background:

1. On February 5, 2025, the applicant submitted a Variance application and the paperwork.
2. On April 11, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on April 12, 2025.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: “I MOVE, PURSUANT TO BELLE ISLE CODE 42—64, 50-73(A) TO APPROVE AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

SAMPLE MOTION TO DENY: “I MOVE, PURSUANT TO BELLE ISLE CODE 42-64, 50-73(A), **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* AN ATTACHED CARPORT TO PROJECT INTO THE REQUIRED FRONT YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT DAWN STOCKDALE, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 7209 GONDOLA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-14-020.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



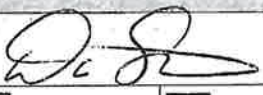
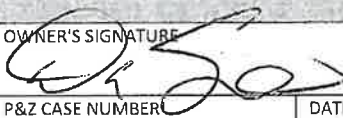
City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

| | |
|---|--|
| APPLICANT Dawn Stockdale | OWNER Dawn Stockdale |
| ADDRESS 7209 Gondola Dr | PROJECT ADDRESS 7209 Gondola Dr |
| CONTACT NUMBER 407-256-4853 | OWNER'S CONTACT NUMBER 407-256-4853 |
| EMAIL DawnStockdale71@gmail.com | OWNER'S EMAIL DawnStockdale71@gmail.com |
| PARCEL ID# 25-23-29-5884-14-020 | |
| LAND USE CLASSIFICATION 0100 - Single Family | ZONING DISTRICT BI-R-1-A |
| SECTION OF THE CODE VARIANCE REQUESTED ON Code Section 50-102 | |
| DETAILED VARIANCE REQUEST New 2-car carport to be built within front setback to avoid impacting existing septic system in the side yard. New carport will not match existing structure, as existing structure will undergo elevation improvements that will match the new carport. | |
| <ul style="list-style-type: none">The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any deed restriction of the property.By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies.The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. | |
| APPLICANTS SIGNATURE  | OWNER'S SIGNATURE  |
| <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER | P&Z CASE NUMBER 2025-02-003 DATE OF HEARING 4/22/2025 |

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

- Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
 - h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- The Board shall find that the preceding requirements have been met by the applicant for a variance.
- (2) *Violations of conditions.*
- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
 - b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72 - Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:
FEE: \$300

Date Paid

2/5/25

Check/Cash

4850


Rec'd by

JD

City of Belle Isle
Planning and Zoning Board
1600 Nela Ave.
Belle Isle, FL 32809
(407)851-7730

RE: Request for Variance Approval
7209 Gondola Dr.
Belle Isle, FL 32809

Dear Board Members,

ATTACHED 

The new proposed detached carport will impact the front setback by 3ft as reflected in the plot plan. This is the minimum variance due to the unique property layout (triangular) as well as the septic system in the side yard.

The uniqueness of this property is that it is a triangular lot, with most of the property located in the front of the house. The septic system and drain field are located on the south end of the house just behind the existing driveway and where the new carport will be located.

The home currently lacks covered parking, and being on the south end of the house, the automobiles are exposed to extreme heat and sun all day, which has damaged previous vehicles over time.

The proposed car port will not impact the neighbors in any way negatively. The property owner has limited options due to the uniqueness of this property and wishes to maintain integrity of the land while enhancing the property value.

Thank you for your consideration.



Dawn Stockdale
Property Owner

7209 Gondola Dr, Belle Isle FL 32809

Front South



Front Center



South Side



South Side



Full View from North



Red = property line



**View from
south property line**

Example of new car port and future improvements:



Property Record -

Orange County Property Appraiser • <http://www.ocpafl.org>

25-23-29-5884-14-020

Property Summary

Property Name

7209 Gondola Dr

Names

Stockdale Dawn R

Mcclain Kelly C

Municipality

B1 - Belle Isle

Property Use

0103 - Single Fam Class III

Mailing Address

7209 Gondola Dr

Belle Isle, FL 32809-6811

Physical Address

7209 Gondola Dr

Belle Isle, FL 32809

QR
Code
For
Mobile
Phone



292325588414020 10/03/2006



Value and Taxes

Historical Value and Tax Benefits

| Tax Year Values | | Land | Building(s) | Feature(s) | Market Value | Assessed Value |
|-------------------|---|--------------------|---------------|------------------|--------------|---|
| 2024 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$130,000 | + | \$247,922 | + | \$29,700 = \$407,622 (24%) \$175,924 (3.0%) |
| 2023 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$110,000 | + | \$189,764 | + | \$30,200 = \$329,964 (15%) \$170,800 (3.0%) |
| 2022 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$110,000 | + | \$145,858 | + | \$30,700 = \$286,558 (21%) \$165,825 (3.0%) |
| 2021 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$100,000 | + | \$116,959 | + | \$20,640 = \$237,599 \$160,995 |
| Tax Year Benefits | | Original Homestead | Additional Hx | Other Exemptions | SOH Cap | Tax Savings |
| 2024 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$25,000 | \$25,000 | \$0 | \$231,698 | \$4,467 |
| 2023 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$25,000 | \$25,000 | \$0 | \$159,164 | \$3,267 |
| 2022 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$25,000 | \$25,000 | \$0 | \$120,733 | \$2,618 |
| 2021 | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | \$25,000 | \$25,000 | \$0 | \$76,604 | \$1,930 |

2024 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|------------------------------------|------------|-----------|-----------|----------------|------------|------|
| Public Schools: By State Law (Rle) | \$175,924 | \$25,000 | \$150,924 | 3.2160 (1.36%) | \$485.37 | 22 % |
| Public Schools: By Local Board | \$175,924 | \$25,000 | \$150,924 | 3.2480 (0.00%) | \$490.20 | 22 % |
| Orange County (General) | \$175,924 | \$50,000 | \$125,924 | 4.4347 (0.00%) | \$558.44 | 25 % |
| City Of Belle Isle | \$175,924 | \$50,000 | \$125,924 | 4.4018 (0.00%) | \$554.29 | 25 % |
| Library - Operating Budget | \$175,924 | \$50,000 | \$125,924 | 0.3748 (0.00%) | \$47.20 | 2 % |
| St Johns Water Management District | \$175,924 | \$50,000 | \$125,924 | 0.1793 (0.00%) | \$22.58 | 1 % |
| Lake Conway Mstu | \$175,924 | \$50,000 | \$125,924 | 0.5750 (0.00%) | \$72.41 | 3 % |
| | | | | 16.4296 | \$2,230.49 | |

2024 Non-Ad Valorem Assessments

| Levyng Authority | Assessment Description | Units | Rate | Assessment |
|--------------------|--|-------|----------|------------|
| CITY OF BELLE ISLE | BELLE ISLE STRM - DRAINAGE - (407)851-7730 | 1.00 | \$140.00 | \$140.00 |
| CITY OF BELLE ISLE | BELLE ISLE RES - GARBAGE - (407)851-7730 | 1.00 | \$305.40 | \$305.40 |
| | | | | \$445.40 |

Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|----------------------------|------------|-----------------|-------------|------------|
| FPL2 - Fireplace 2 | 01/01/1995 | 1 Unit(s) | \$2,500.00 | \$2,500 |
| AB1 - Accessory Building 1 | 01/01/1990 | 120 Square Feet | \$10.00 | \$1,200 |
| SHNV - Shed No Value | 12/31/2008 | 1 Unit(s) | \$0.00 | \$0 |
| PT2 - Patio 2 | 12/31/2008 | 1 Unit(s) | \$2,000.00 | \$2,000 |
| SCR2 - Sern Enc 2 | 12/31/2011 | 1 Unit(s) | \$5,000.00 | \$5,000 |
| PL2 - Pool 2 | 12/31/2011 | 1 Unit(s) | \$25,000.00 | \$19,000 |

Sales**Sales History**

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|------------|-------------|--------------|--------------|----------------|---|---|----------|
| 09/10/2015 | \$100 | 20150480425 | 10982 / 3780 | Quitclaim Deed | Stockdale Dawn R Mcclain Kelly C | Stockdale Dawn R Mcclain Kelly C | Improved |
| 08/27/2003 | \$56,500 | 20030543420 | 07111 / 4863 | Warranty Deed | Stockdale Dawn R | Stockdale Dawn R Mcclain Kelly C | Improved |
| 11/09/2001 | \$45,200 | 20010523330 | 06393 / 4602 | Quitclaim Deed | Stockdale Dawn R Mccauley Patricia A | Stockdale Dawn R | Improved |
| 03/31/1998 | \$94,500 | 19980131293 | 05453 / 4885 | Warranty Deed | Davis Anneliese M | Stockdale Dawn R Mccauley Patricia A | Improved |
| 06/01/1969 | \$15,900 | 19690269534 | 01842 / 0623 | Warranty Deed | | | Improved |

Property Features

Property Description

NELA ISLE M/55 LOT 2 BLK N

Total Land Area

13,790 sqft (+/-) | 0.32 acres (+/-) GIS Calculated

Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|----------------------|--------|------------|--------------|------------|------------------|-------------|
| 0100 - Single Family | R-1-A | 1 LOT(S) | \$130,000.00 | \$130,000 | \$0.00 | \$130,000 |

Buildings

| Model Code | 01 - Single Fam Residence | Subarea Description | Sqft | Value |
|--------------------|-----------------------------|---------------------|------|-----------|
| Type Code | 0103 - Single Fam Class III | BAS - Base Area | 1552 | \$294,927 |
| Building Value | \$247,922 | FEP - F/Enc Prch | 336 | \$44,657 |
| Estimated New Cost | \$342,434 | FOP - F/Opn Prch | 60 | \$2,850 |
| Actual Year Built | 1954 | | | |
| Beds | 3 | | | |
| Baths | 2.0 | | | |
| Floors | 1 | | | |
| Gross Area | 1948 sqft | | | |
| Living Area | 1888 sqft | | | |
| Exterior Wall | Cb.Stucco | | | |
| Interior Wall | Plastered | | | |

Boundary Survey

Legal Description:

LOT 2, BLOCK N NELA ISLE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 2009-09-25.

CERTIFIED TO:

DAWN STOCKDALE

-Site Benchmark Information-

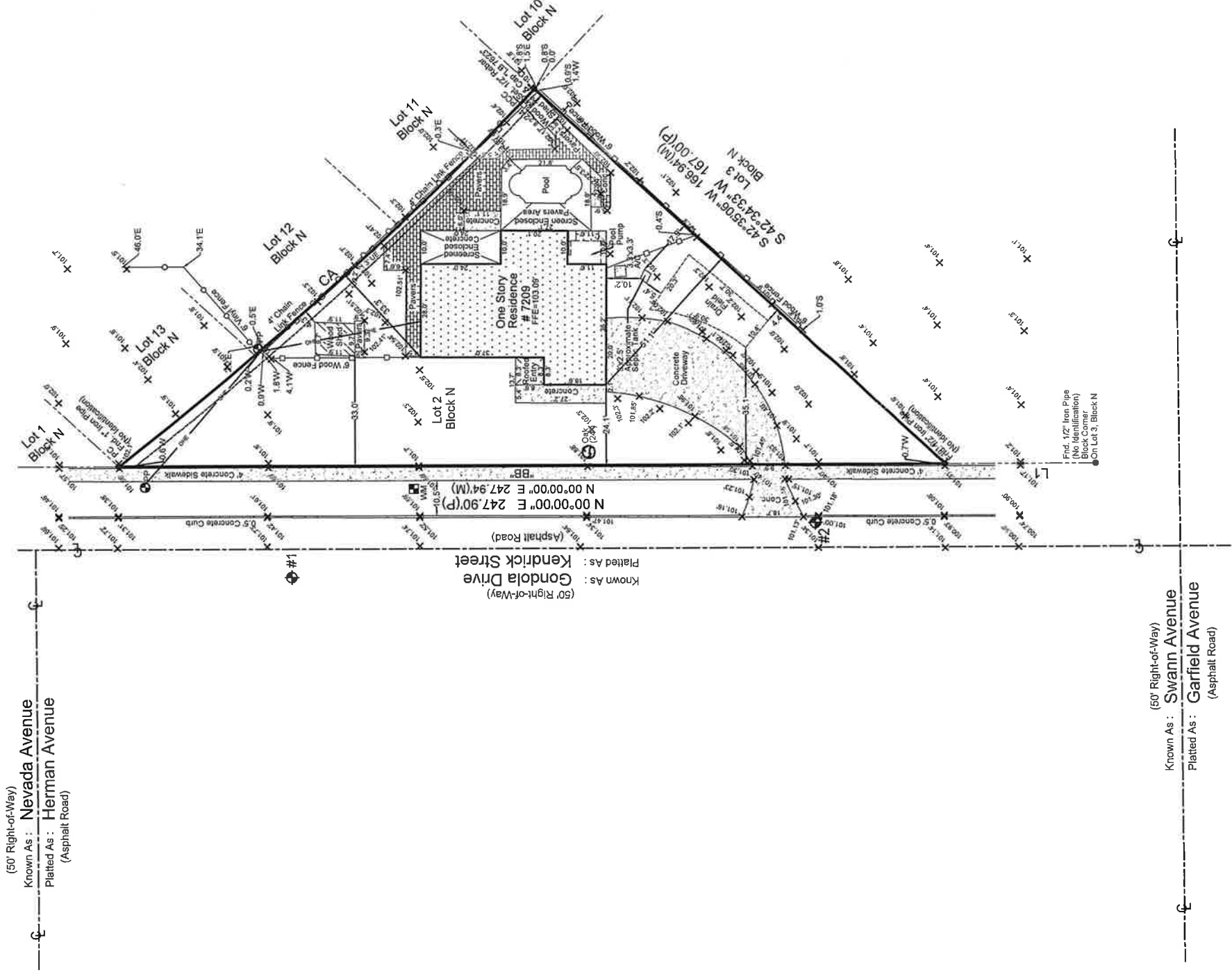
- ◆ #1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 101.53'
- ◆ #2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 101.03'

-Benchmark Information-

◆ Florida Department of Transportation Datum
(Elevations are based upon NAVD 88)

C1
R= 11170.00'(P)
L= 168.60'(P)
Δ= 08°42'10"(C)
Chord Bearing=
S 42°07'39" E 168.44'(C)
S 42°05'54" E 168.50'(M)

L1
45.00'(P)
N 00°06'36" E 44.98'(M)

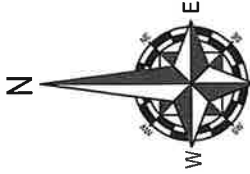


-Legend-

—○— - Overhead Utility Line

Tree Note:

Oak - Denotes Tree Type
(24") - Diameter of Tree measured at Chest Height



Graphic Scale



Scale: 1"=40'

Note =All Bearings Shown Hereon Are Assumed

| | |
|---|---|
| Field Date: 01/06/25 | Date Completed: 01/09/25 |
| Drawn By: SMT | File Number: IS-137946 |
| -Legend- | -Notes- |
| <div><div>Calculated</div><div>Centerline Block</div><div>Concrete Monument</div><div>Concrete</div><div>Description</div><div>Easement</div><div>F.E.M.A. - Flood Management Agency</div><div>Finished Floor Elevation</div><div>Found</div><div>Iron Pipe</div><div>Length (Arc)</div><div>Measured</div><div>Nail & Disk</div><div>NELA ISLE</div><div>Official Records Book</div><div>Plat Book</div><div>P.B.</div><div>Wood Fence</div></div> | <div><div>Point of Curvature</div><div>Point of Intersection</div><div>P.O.B. - Point of Beginning</div><div>P.O.L. - Point on Line</div><div>Power Pole</div><div>Permanent Reference Monument</div><div>Point of Tangency</div><div>Radius</div><div>R&C</div><div>Rebar & Cap</div><div>Recovered</div><div>Rid.</div><div>Set</div><div>Set 1/2" Rebar & 1023"</div><div>Typical</div><div>Utility Easement</div><div>Water Meter</div><div>WM</div><div>Delta (Central Angle)</div><div>-O-</div></div> <div><div>>Survey is Based upon the Legal Description Supplied by Client.</div><div>>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.</div><div>>Subject to any Easements and/or Restrictions of Record.</div><div>>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".</div><div>>Building Ties are NOT to be determined.</div><div>>Fence Ownership is NOT determined.</div><div>>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.</div><div>>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.</div><div>>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.</div><div>>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.</div><div>>Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.</div></div> |

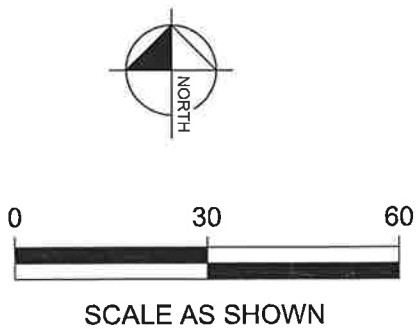
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed and I am a duly Licensed Professional Surveyor in the State of Florida. I am Licensed to Me as a Professional Surveyor in the State of Florida in accordance with Chapter 54-17,052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
FOR THE FIRM
PSM/6637
LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

LOT AREA = 13,774.36 SF

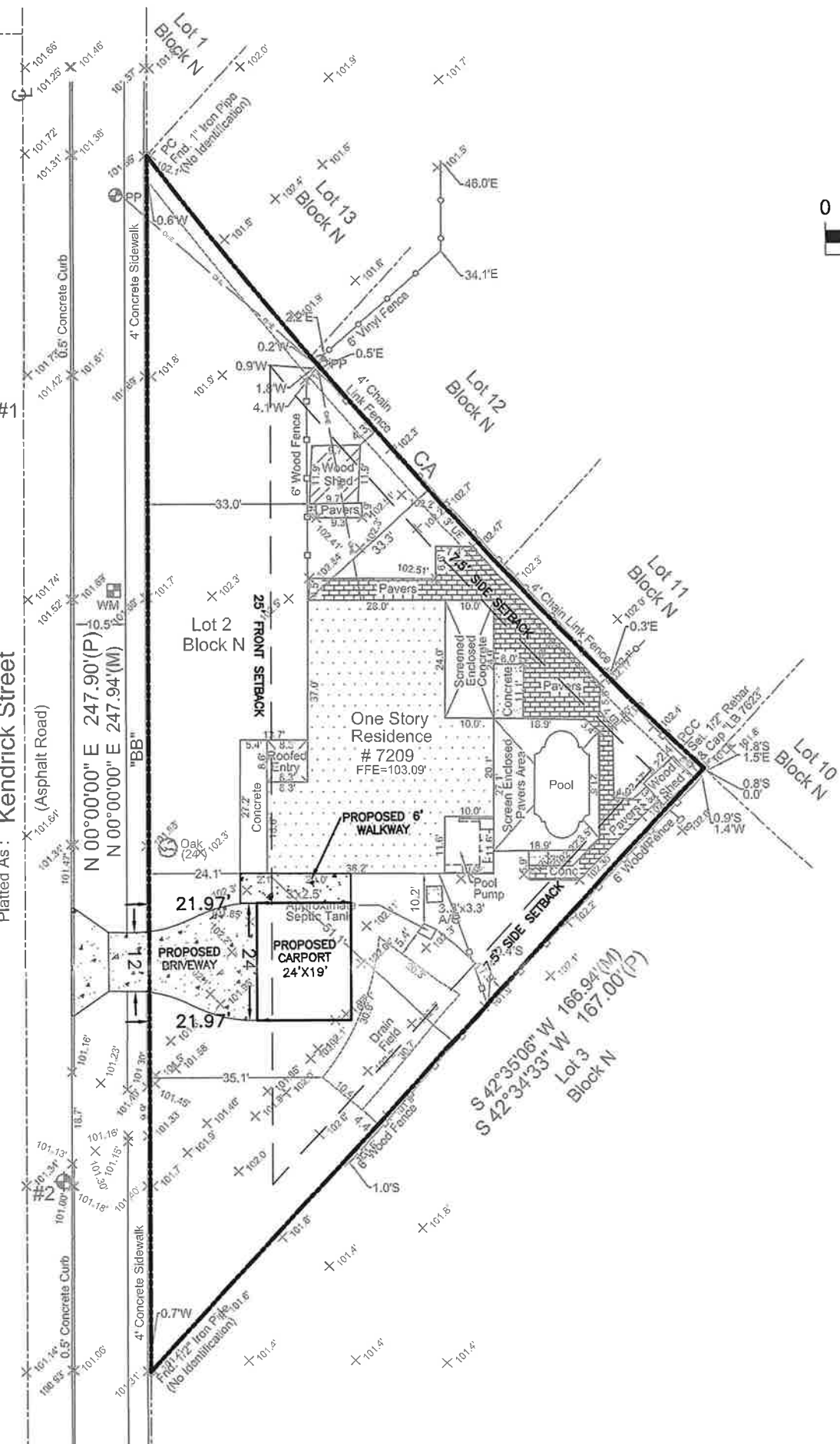
ISR:
EXISTING IMPERVIOUS = 3,126.89 SF
PROPOSED IMPERVIOUS= 367 SF
TOTAL IMPERVIOUS = 3,493.89 SF (25.36%)

(50' Right-of-Way)
Known As : Nevada Avenue
Platted As : Herman Avenue
(Asphalt Road)



Attached garage by roofed
passageway

Known As : Gondola Drive
Platted As : Kendrick Street
(Asphalt Road)



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| | | | | | | | | | | | |
|------------------------------|--|------------------------------|--|------------------------------|--|---------------------------------|--|-----------|--|------|--|
| DESIGNED BY | | DRAWN BY | | CHECKED BY | | DESIGN ENGINEER | | REVISIONS | | DATE | |
| N/A | | CSL | | CSL | | CHAD S. LINN | | No. | | BY | |
| FLORIDA REGISTRATION NUMBER: | | FLORIDA REGISTRATION NUMBER: | | FLORIDA REGISTRATION NUMBER: | | P.O. BOX 140024 | | 03/2024 | | GTC | |
| 57524 | | 57524 | | 57524 | | ORLANDO, FL 32814 | | | | | |
| CSL | | CSL | | CSL | | PHONE: 407-252-6433 | | | | | |
| CSL | | CSL | | CSL | | clinn@linnengineering.com | | | | | |
| SEAL | | SEAL | | SEAL | | | | | | | |
| PLOT PLAN | | PLOT PLAN | | PLOT PLAN | | LINN ENGINEERING & DESIGN, INC. | | | | | |
| 7209 GONDOLA DRIVE | | 7209 GONDOLA DRIVE | | 7209 GONDOLA DRIVE | | | | | | | |
| BELLE ISLE, FL | | BELLE ISLE, FL | | BELLE ISLE, FL | | | | | | | |
| CITY OF BELLE ISLE | | CITY OF BELLE ISLE | | CITY OF BELLE ISLE | | | | | | | |
| FLORIDA | | FLORIDA | | FLORIDA | | | | | | | |
| DATE 12/24 | | DATE 12/24 | | DATE 12/24 | | | | | | | |
| PROJECT NO. 25000-24-700 | | PROJECT NO. 25000-24-700 | | PROJECT NO. 25000-24-700 | | | | | | | |
| SHEET NUMBER C1 | | SHEET NUMBER C1 | | SHEET NUMBER C1 | | | | | | | |