

**MEMORANDUM**

**TO:** Planning and Zoning Board  
**DATE:** January 28, 2025  
**RE:** Variance Application – 1606 Idaho Avenue

P&Z Case Number 2024-12-001:

PURSUANT TO SECTIONS 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

**Background:**

1. On December 2, 2024 the applicant submitted a Variance application and the required paperwork.
2. On January 16, 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 January 18, 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 50-102 (A) (4) (A), 54-3 (E), AND 42-64, TO APPROVE AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

**SAMPLE MOTION TO DENY:**

“I MOVE, PURSUANT TO BELLE ISLE CODE 50-102 (A) (4) (A), 54-3 (E), AND 42-64, **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 ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071

**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, Florida

## Planning and Zoning: Staff Report

January 15, 2025

**Variance Request:** 1606 Idaho Avenue

**Application Request:** P&Z Case Number 2024-12-001: PURSUANT TO SECTION 50-102 (A) (4) (A), 54-3 (E), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AND MAINTAIN AN ACCESSORY BUILDING WITHIN FIVE FEET OF THE SIDE AND REAR PROPERTY LINE AND MAINTAIN AN ENLARGED NONCONFORMING STRUCTURE, CONTRARY TO THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY APPLICANT ALEXIS HERNANDEZ, LOCATED AT 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 25-23-29-5884-23-071.

**Existing Zoning/Use:** R-1-A / Single-Family Home

### **Background**

The applicant submitted an after-the-fact building permit to allow and maintain an enlarged, nonconforming shed in the backyard. The applicant purchased the property two years ago, with the shed located initially three feet from the rear lot line and approximately three feet and eight inches from the nearest side lot line. The applicant provides that they expanded the shed size in length only, maintaining the shed's original side and rear setbacks. The applicant submitted a property survey in their variance application showing the existing shed dimensions and setbacks dated September 19<sup>th</sup>, 2024.

After further research, city staff found that the surveying company, First Choice Surveying Inc., made a technical error in depicting the shed setbacks. See attached a copy of a property survey from 2023, when the applicant purchased the property, and a revised copy from 2025. City staff attached copies of the property survey to detail the original and existing shed setbacks.

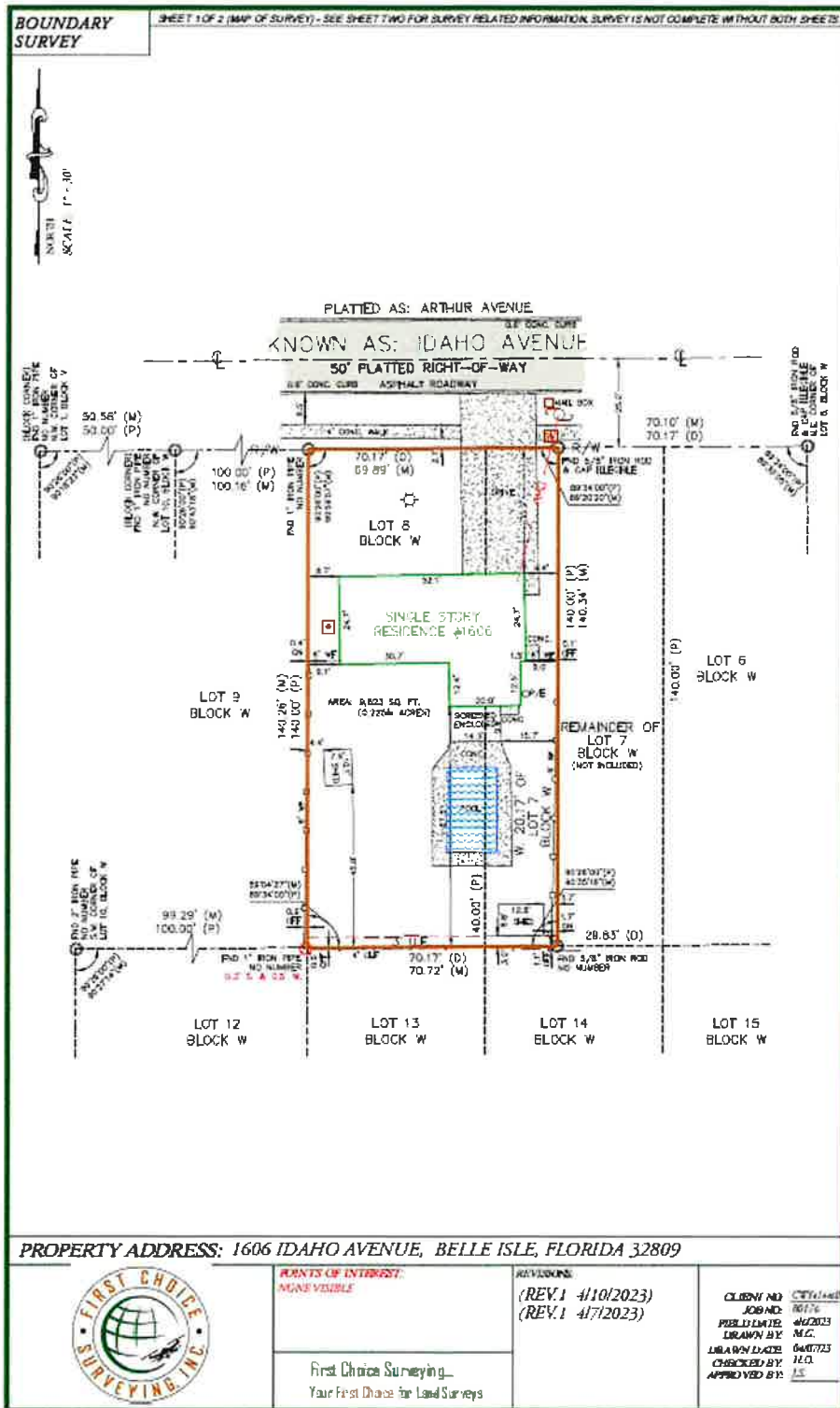
Under section 50-102 (A) (4) (A), accessory buildings must be at least five feet from the lot line. Additionally, pursuant to section 54-3 (E) for nonconforming uses, the city land development code states that buildings or structures which are nonconforming cannot be extended or enlarged.

See Exhibits A and B below:

Exhibit A – Property Survey (Pages 1 &2) – Dated 04.10.2023

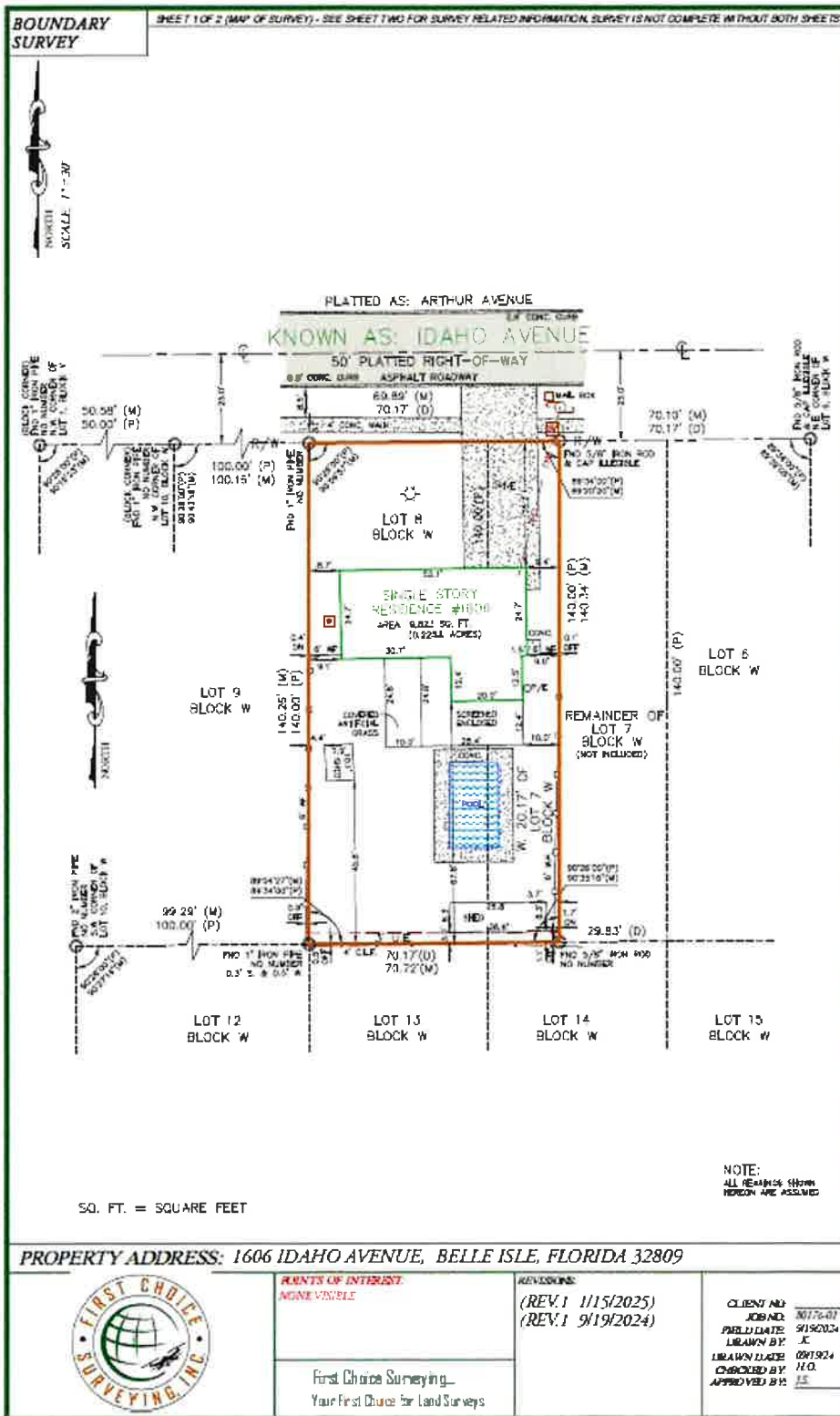
Exhibit B – Property Survey (Pages 1 &2) – Dated 01.15.2025

**EXHIBIT A (PAGE 1 OF 2)**





**EXHIBIT B (PAGE 1 OF 2)**







## **Staff Recommendation**

Staff provides an evaluation based on the variance criteria for the application below.

1. Special Conditions and/or Circumstances (Section 42-64 (1) d):

The lot's configuration does not create special conditions or circumstances to allow the requested variance. The applicant did not apply for a permit before modifying the nonconforming shed, and the backyard provides ample space for a shed to be five feet from the side and rear lot lines.

2. Not Self-Created (Section 42-64 (1) e):

The requested variance to maintain a nonconforming accessory structure is self-created, as the applicant enlarged the square footage of the existing shed without a building permit. A personal hardship is not grounds for variance approval.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance does not encroach into the property's three-foot utility easement located along the rear lot line. The applicant did not increase the original structure's setback encroachments during the unpermitted construction process. The applicant maintains that only the length of the original structure was modified without a permit. The existing shed complies with all other zoning requirements for accessory structures as outlined in section 50-102 (A).

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance to allow and maintain an accessory structure within five feet of a property line and maintain an enlarged nonconforming structure does not meet the purpose and intent of the land development code. The code does not allow the expansion of legally nonconforming structures, and any new construction must abide by the city's current regulations.

Based on the variance criteria under section 42-64 (d-g), Staff recommends that the Board deny the requested variance to allow and maintain an accessory building within five feet of a property line and maintain the enlarged nonconforming structure.

## **Additional Notes**

Please note that the Board may approve the proposed variance 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 variance 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.

City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: November 21, 2024

P&Z CASE #: 2024-12-001

[x] VARIANCE [ ] SPECIAL EXCEPTION [ ] OTHER

DATE OF HEARING:

Table with 2 columns: Applicant/Owner, ADDRESS, PHONE, PARCEL TAX ID #. Applicant: Alexis Hernandez, Owner: Alexis Hernandez, Address: 1606 Idaho Ave., Belle Isle, FL 32809, Phone: 407 300 4821, Parcel Tax ID #: 25-23-29-5884-23-071.

LAND USE CLASSIFICATION: Residential ZONING DISTRICT:

DETAILED VARIANCE REQUEST: The City code requires sheds to be at least 5 feet from rear and side lot lines.

The shed was existing when the house was bought and was 4.5 feet from the rear lot line, our unpermitted addition to the shed maintained the 4.5 feet set back. We request approval of the 4.5 feet rear line set back

SECTION OF CODE VARIANCE REQUESTED ON: November 21, 2024

- 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 a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.
By submitting the application, 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 of my property to which the application applies.
Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.
Sec. 42-64. - Variances. The board shall have the power to approve, conditionally approve or deny applications for 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. 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.
b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
c. 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.
d. 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.
e. 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 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.

COPY



## City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

---

### ABOUT YOUR PUBLIC HEARING

---

The following information is provided to assist applicants in applying for a variance, special exception or use determination. Please familiarize yourself with the process by visiting

The City of Belle Isle's Planning and Zoning Board, which is comprised of seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. The application **MUST** include:

- a. the \$300.00 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or, a notarized statement from the owner with the representative's information,
- d. 10 copies of a plot plan or survey showing all improvements to the property, 10 copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large scale documents is required.
- e. for boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. A narrative addressing how the variance complies with the following:
  - 1) The literal enforcement of the provisions of the zoning ordinance 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.
  - 2) Personal hardship is not being considered as grounds for a variance, since the variance will continue to affect the Character of the neighborhood after the title to the property has passed, and that the special conditions and circumstances were not created in order to circumvent the zoning ordinance for the purpose of obtaining a variance.
  - 3) The variance is the minimum variance that will make possible reasonable use of the land, building or structure.
  - 4) The granting of the variance will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.

**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 show compliance with the criteria.

A special exception addresses compatibility of uses, differing slightly from a variance. The approval of a special exception is dependent upon 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 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 make a finding that it is empowered under the section of the zoning ordinance described in the application to grant the special exception, and that granting of the special exception will not adversely affect the public interest.
3. It is determined that the 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 gives all aggrieved parties an opportunity to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where he or she feels the Planning and Zoning Board erred in their decision. An appeal hearing will then be held by Belle Isle's City Council.
4. Sec 42-67 - 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.

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 ensure compliance 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 discretion of the board, such variance may be revoked for violation of the condition and/or 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 or both. Under no circumstances, except as permitted above, shall the board grant a variance to permit a use not generally or by special exception permitted 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.

*Alexis Hernandez*

APPLICANT'S SIGNATURE

*Alexis Hernandez*

OWNER'S SIGNATURE

**FOR OFFICE USE ONLY:**

**FEE: \$300.00**

\_\_\_\_\_  
Date Paid

\_\_\_\_\_  
Check/Cash

\_\_\_\_\_  
Rec'd By

Determination \_\_\_\_\_

Appealed to City Council:  Yes  No

Council Action: \_\_\_\_\_

1-The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That 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.

***The shed was built prior to our ownership of the house, it would have to be completely removed and rebuilt to comply with the provisions of the zoning ordinances.***

2-The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

***The shed was already built when we purchased the property. We extended the existing shed.***

3-The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible.

***The shed does not meet the minimum rear and side lot lines setback, but it is clear of the utility easement at the rear lot line.***

4-The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest.

***Approval of this variance will be in harmony with the general purpose and intent of the city code. The location of the shed is near the rear lot line, away from the general view from the street and is compatible with surrounding land uses and will have no negative effects on the adjacent neighborhood. The attached aerial map of the local neighborhood documents the compatibility of the variance request. Several homes have sheds and the sheds are located near rear lot lines or near lot side line.***



Aerial View of area



Front view of shed

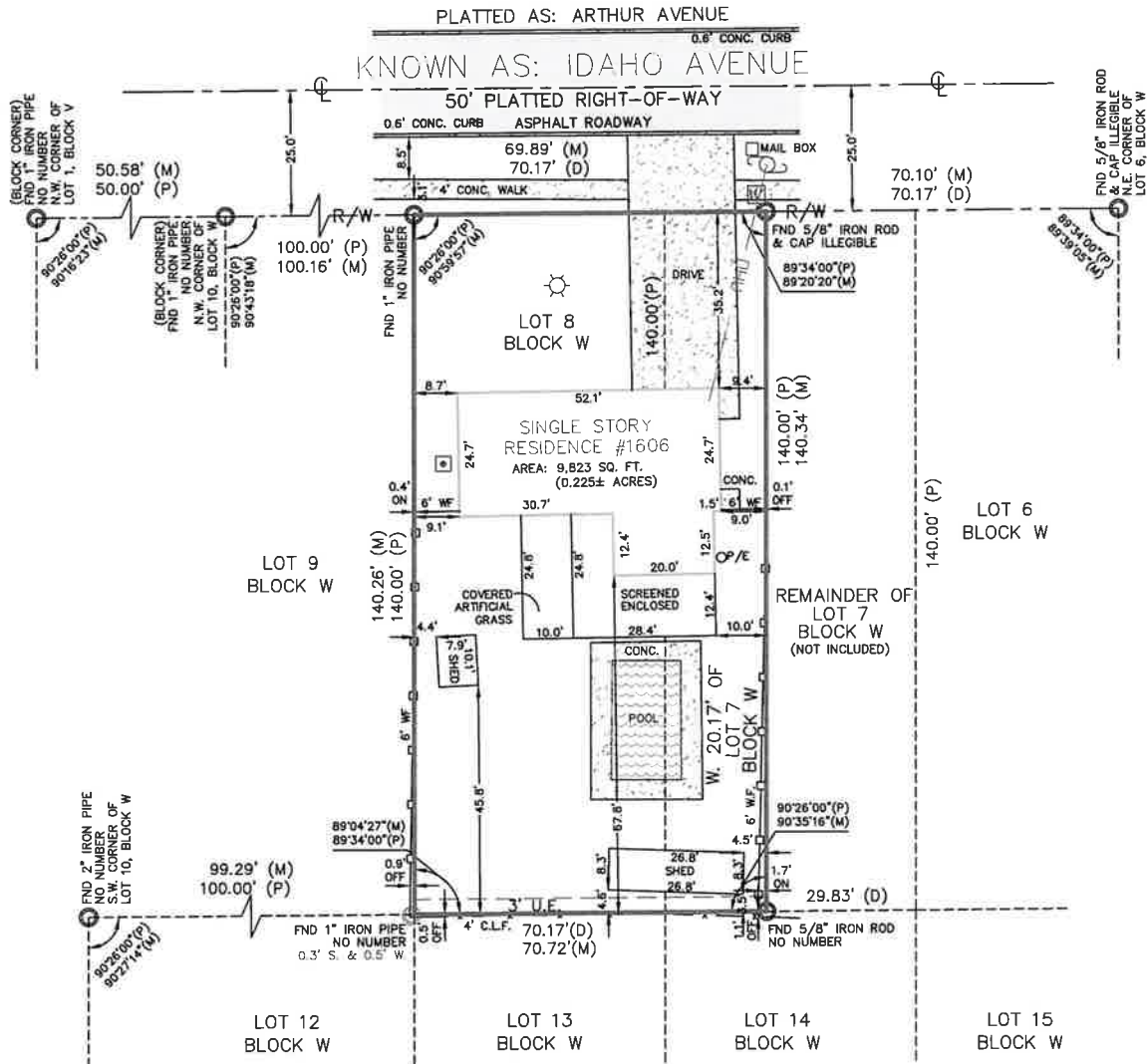


Side view of shed



**BOUNDARY SURVEY**

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



SQ. FT. = SQUARE FEET

NOTE:  
ALL BEARINGS SHOWN  
HEREON ARE ASSUMED

PROPERTY ADDRESS: 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809



POINTS OF INTEREST  
(NOT VISIBLE)

REVISIONS:  
(REV.1 9/19/2024)

First Choice Surveying...  
Your First Choice for Land Surveys

CLIENT NO: \_\_\_\_\_  
JOB NO: 80176-01  
FIELD DATE: 9/19/2024  
DRAWN BY: J.K.  
DRAWN DATE: 09/19/24  
CHECKED BY: H.O.  
APPROVED BY: J.S.

# AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS. AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



**PROPERTY ADDRESS: 1606 IDAHO AVENUE, BELLE ISLE, FLORIDA 32809**

**LEGAL DESCRIPTION:**

THE WESTERLY 20.17 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK W, NELA ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK M, PAGE 55, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**LEGEND**

AE = ACCESS EASEMENT	EP = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	CB = CATCH BASIN	PH = FIRE HYDRANT	WM = WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	MANH = MANHOLE	LP = LIGHT POLE	TB = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	PE = POOL EQUIPMENT	SM = SANITARY MANHOLE	WP = WATER VALVE	CT = CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PILE	PP = POWER POLE	WC = WOOD CLEANOUT	CBX = CABLE BOX
IC = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	AP = AIR CONDITIONER	CP = CLEANOUT	
ICL = CENTRAL ANGLE	HWF = HOOD WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER			
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL			
CH = CHORD LENGTH	L = ARC LENGTH	PL = PROPERTY LINE			
CL = CENTER LINE	LB = LICENSED BUSINESS	POB = POINT OF BEGINNING			
CLF = CHAIN LINK FENCE	LE = LANDSCAPE EASEMENT	POC = POINT OF COMMENCEMENT			
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE			
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT			
CONC = CONCRETE	(M) = MEASURED	PSM = PROFESSIONAL SURVEYOR & MAPPER			
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY			
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT			
(D) = DEED	AN = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE			
DB = DEED BOOK	MW = MONITOR WELL	PVUE = PRIVATE UTILITY EASEMENT			
DE = DRAINAGE EASEMENT	NRD = NAIL AND DISK	RP = RADIAL POINT			
DH = DRILL HOLE	ORB = OFFICIAL RECORDS BOOK	R = RADIUS			
DUE = DRAINAGE UTILITY EASEMENT	(P) = PLAT	RE = REAL ESTATE NUMBER			
ELEV = ELEVATION	PC = POINT OF CURVATURE	RESR = RISK			
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVATURE	RAV = RIGHT OF WAY			
EDW = EDGE OF WATER		SV = SEWER VALVE			
		UE = UTILITY EASEMENT			
		WF = WOOD FENCE			

**SURVEYOR'S NOTES:**

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEEDED PER AGREEMENT. ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES SHOWN HEREON ARE BASED ON PLATTED ANGLES.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

**CERTIFIED TO:**

KARINA LEON ARRAZOLA AND ALEXIS HERNANDEZ ; CONWAY TITLE LLC

**FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)**

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.L.R.M MAP NUMBER 12095C0430F, DATED 09/25/09.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.053, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

FLORIDA STATUTES

CERTIFIED BY: ION SHOEMAKER PSM NO. 5144

FIRST CHOICE SURVEYING, INC.  
P.O. 47097, LAKELAND, FL 32747

407.951.3425 (OFFICE) / 407.320.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**ORDERED BY:**



DATE SIGNED: 09/19/24

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 11/23/2024 System Refresh Date: 10/27/2024

**1606 Idaho Ave** 25-23-29-5884-23-071

**Name(s):** ARRAZOLA KARINA LEON  
HERNANDEZ ALEXIS  
**Physical Street Address:** 1606 Idaho Ave  
**Property Use:** 0103 - Single Fam Class III

**Mailing Address On File:** 1606 Idaho Ave  
Belle Isle, FL 32809-6817  
**Postal City and Zip:** Belle Isle, FL 32809  
**Municipality:** Belle Isle

[Incorrect Mailing Address?](#)



[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)
[VALUES, EXEMPTIONS AND TAXES](#)
[SALES](#)
[MARKET STATS](#)
[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Has Homestead in 2024

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 <input checked="" type="checkbox"/> MKT	\$130,000	\$187,889	\$12,500	\$330,389	-2.0%	\$330,389	4.8%
2023 <input checked="" type="checkbox"/> MKT	\$110,000	\$214,767	\$12,500	\$337,267	17.6%	\$315,370	10.0%
2022 <input checked="" type="checkbox"/> MKT	\$110,000	\$164,200	\$12,500	\$286,700	14.2%	\$286,700	34.8%
2021 <input checked="" type="checkbox"/> MKT	\$100,000	\$143,894	\$7,100	\$250,994	N/A	\$212,671	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 <input checked="" type="checkbox"/> \$ HX	\$25,000	\$25,000	\$0	\$0	\$660
2023 <input checked="" type="checkbox"/> \$			\$0		\$218
2022 <input checked="" type="checkbox"/>			\$0		\$0
2021 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$38,323	\$1,296

2024 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2024
  2023
  2022
  2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$330,389	\$25,000	\$305,389	3.2160	1.4%	\$982.13	21%
Public Schools: By Local Board	\$330,389	\$25,000	\$305,389	3.2480	0.0%	\$991.90	21%
General County	\$330,389	\$50,000	\$280,389	4.4347	0.0%	\$1,243.44	26%
City Of Belle Isle	\$330,389	\$50,000	\$280,389	4.4018	0.0%	\$1,234.22	26%
Library - Operating Budget	\$330,389	\$50,000	\$280,389	0.3748	0.0%	\$105.09	2%
St Johns Water Management District	\$330,389	\$50,000	\$280,389	0.1793	0.0%	\$50.27	1%
Lake Conway Mstu	\$330,389	\$50,000	\$280,389	0.5750	0.0%	\$161.22	3%
Totals				16.4296		\$4,768.27	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STRM - BISTRM - (407)851-7730	1.00	140.00	\$140.00
				\$445.40

**2024 Gross Tax Total: \$5,213.67**

2024 Tax Savings Tax Savings



Your taxes without exemptions would be: \$5,428.16

Your ad-valorem tax with exemptions is: - \$4,768.27

**Providing You A Savings Of: = \$659.89**

