



**CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING**

Tuesday, April 11, 2023, * 6:30 pm
MINUTES

Planning and Zoning Board Members

District 5 member – Rainey Conduff, Chairman
District 1 – David Woods, VChair
District 2 member – Christopher Shenefelt | District 3 member – OPEN
District 4 member – Vinton Squires | District 6 member – Andrew Thompson
District 7 member – Dr. Leonard Hobbs

The Belle Isle, Planning & Zoning Board met on April 11, 2022, at 6:30 pm at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Conduff
Board member Woods
Board member Shenefelt
Board member Squires
Board member Hobbs

Absent was:

District 3 - OPEN
Board member Thompson

Also present were Interim City Manager Travis Grimm, Attorney Geller, and City Planner Raquel Lozano.

1. **Invocation and Pledge to Flag** – Board member Hobbs, District 7
Board Member Hobbs gave the invocation and led the pledge to the flag.
2. **Call to Order and Confirmation of Quorum**
Chairman Conduff opened the meeting at 6:30 pm and confirmed the quorum.
3. **Approval of Minutes** - na
3. **Public Hearings**
 1. 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.

Vice Chairman Woods read Public Hearing Case 2023-03-001 by Title.

Gary Davis, General Contractor representing Regal Marine, with offices at 543 Merigus Road Orlando, FL 32839, and Paul Kuck, Chief Operating Officer, spoke briefly on their project. Mr. Davis said the property is zoned Industrial and immediately adjacent to SR528, State owner Railroad facility, the City of Orlando Industrial Park, and FDOT Retention Pond. He said they are requesting a 10ft side property line, 40.3 maximum building height, and an impervious surface ratio of 83, which all fall under the code's requirements. However, Boat Manufacturing is a special exception and requires that all parcels are designated as such.

Chairman Conduff called for public input. There being none, she closed public comments and opened for Board discussion.

There being no further discussion, Vice Chairman Woods moved pursuant to Belle Isle Code SEC. 42-63 AND CODE SEC. 54-82 (C)(1) 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.

Motion corrected to reflect Section 54-82 (C)(1) of the code.

Board member Squires seconded the motion, which passed unanimously 5:0.

2. PUBLIC HEARING CASE #2023-02-016 - PROPOSED SITE PLAN. PURSUANT TO BELLE ISLE CODE SEC. 54-82 (F) (3), THE BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN REVIEW, SUBMITTED BY PAUL KUCK, CHIEF OPERATING OFFICER OF REGAL MARINE INDUSTRIES INC., C/O GARY DAVIS, FOR A PROPOSED BOAT MANUFACTURING DEVELOPMENT 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.

Mr. Davis said they are requesting site plan approval for the special exception approval. The proposed improvements were summarized as follows,

- Additional parking for employees and guests along the NE corner of the main building
- Abandonment of 4 existing septic systems and connection to the City of Orlando's sanitary system, which the City of Orlando has permitted.
- Modification of the existing stormwater system to allow for expansion which has been issued permits by South Florida Management.
- Building expansion – Orange County Fire has provided comments that are being addressed.

Vice Chairman Woods asked for clarification of the stormwater lines placement by three large, protected oak trees. How will Regal deal with placing the line without removing those trees? Mr. Davis said they have a landscaping plan and will ensure they take all measures, including altering the method. If needed. They will not endanger any protected trees on the site.

He further asked the following,

- Basin R30, Sheet C2.1 – This building slopes to the East and has downspouts underground; where does the water flow? Mr. Kuck said an existing pipe runs down to the side of the building.
- Basin R30, Sheet C2.2 – The Basin is larger and paved; however, the curved number has decreased. Mr. Davis said the plans were presented to the Stormwater District and were approved.
- Sheet C.6.0 – Swale on the west side is too small for the area. There is no detail for the swale. Mr. Davis assured the City that it would hold the capacity needed.
- Architectural Plan, A 4.03 arrow markers on items 1 & 2 are going in the wrong direction.

Chairman Conduff called for public input. There being none, she closed public input for Board discussion.

There being no further discussion, Chairman Conduff moved pursuant "I move, pursuant to Belle Isle SEC. 54-82(f)(3) TO APPROVE the proposed site plan (with specific conditions, for a proposed boat manufacturing development 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.

Board member Squires seconded the motion, which passed unanimously 5:0.

Chairman Conduff said there is a 15-day waiting period for any appeals before starting any work on the project.

Mr. Davis asked if Universal Engineering's reviewing of the Plans fell under the 15 days. Mr. Kuck said they are behind schedule and would like to proceed with the plan review. Vice Chairman Woods asked if Regal Marine is willing to agree to pay for the review time before the 15 days appeal period only if there is an appeal. In exchange, the plan review will be allowed to start immediately. Attorney Geller said the agreement is a representation by the applicant they are making to the City and will make them financially responsible. The Board agreed.

3. PUBLIC HEARING CASE #2023-03-017. Notice is hereby given that the City of Belle Isle Planning & Zoning Board will conduct a public hearing at the aforesaid date, time, and place to take public comments, consider and make recommendations concerning the following proposed Ordinance: ORDINANCE 23-1 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA REZONING THOSE CERTAIN PROPERTIES OWNED BY THE CITY OF BELLE ISLE LOCATED AT 5903 RANDOLPH AVENUE, 906 WALTHAM AVENUE, 6300 HANSEL AVENUE, "SUB OF HARNEY HOMESTEAD C/53 LOT 9 (LESS W 224.28 FT OF LOT 9 & LESS E 228.47 FT OF SAID LOT 9 & LESS R/W ON N & S)", AND 6049 RANDOLPH AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCELS # 24-23-29-3400-00-073, 24-23-29-3400-00-092, 24-23-29-3400-00-094, 24-23-29-3400-00-095, AND 24-23-29-3400-00-114, FROM C-1, C-2, R-1A, AND R-2 ZONING DISTRICTS TO PLANNED DEVELOPMENT DISTRICT (PD); REZONING THAT CERTAIN PROPERTY OWNED BY CORNERSTONE CHARTER ACADEMY, INC. LOCATED AT 5929 HANSEL AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL #24-23-29-8820-00-050, FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD); REZONING THAT CERTAIN PROPERTY OWNED BY PINE CASTLE METHODIST CHURCH, INC. LOCATED AT 942 FAIRLANE AVENUE, ALSO KNOWN AS ORANGE COUNTY TAX PARCEL #24-23-29-3400-00-093, FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD); PROVIDING FOR CERTAIN PERMITTED, PROHIBITED AND SPECIAL EXCEPTION USES AND DEVELOPMENT STANDARDS AND REQUIREMENTS WITHIN THE PLANNED DEVELOPMENT; DESCRIBING THE PLANNED DEVELOPMENT INCLUDING ALL THE AFORESAID PROPERTIES AS THE CORNERSTONE CHARTER ACADEMY PD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Vice Chairman Woods read Public Hearing Case 2023-03-017 by Title.

Former Mayor of the City of Belle Isle William Brooks, Chairman of the CCA Board of Directors, gave a brief history of the start of Cornerstone Charter School. He stated that Cornerstone Charter Academy applies with co-applicants City of Belle Isle and Pine Castle Methodist Church. The Campus is a K-12 high-performing school focusing on Life Sciences and the Arts with expansion to include eight state-of-the-art science labs, new gymnasiums, two cafeterias, and corrective action for traffic shortcomings.

John Abuon from FEG spoke on the project scope, consisting of seven parcels with a total land area of approximately three quadrants - 14.9 acres under one zoning designation consistency of planned development. The expansion will add six buildings: a three-story High School Annex Building located at the existing Bank of America site, a two-story Student Services Building at the old Texaco station, a four-story Elementary Classroom Building east of the current elementary school building, a new Gymnasium on the east side of Randolph Avenue a Press Box Building and a Concession Building near the football field: additional parking, drainage ponds, and retention pond.

He stated that over the last seven months, they have met with Staff, had community meetings, and a full Traffic Impact Assessment (TIA) Study was performed to assess the effect of the current and proposed school expansion on the surrounding roadway network and the local streets in the immediate vicinity of the school site.

Rolando Llanes from Civica Architectural presented the Master Plan proposal. He stated that the benefits of a plan development approach should create a cohesive idea rather than a piecemeal

approach to zoning and planning. They took great care to create a defined edge with the proposed buildings around the Campus; all queuing of vehicles will be on-site and consolidate one entry point on the NW of the Campus.

Mr. Llanes stated that the following were recommendations made by Staff:

- Three (3) shifts for Elementary, Middle, and High School, approximately 30 minutes apart.
- On-site vehicle stacking within the parking lot on the property east of Randolph Avenue.
- At the City's request, Randolph Avenue will be closed to Traffic from the north on Waltham Avenue and the south on Wallace Street during school hours.
- Fairlane Avenue will become 1-Way only westbound, and vehicles will exit right only on Hansel Avenue.
- Police/traffic attendant guidance at Hansel Avenue/Waltham Avenue and Hoffner Avenue/Randolph Avenue intersections.
- Station staff members/traffic attendants within the site and at the entry driveways to guide Traffic into the school site queue and ensure proper circulation.
- Conservative Traffic study considered 100% student vehicle drop-off/pick-up as a conservative analysis.
 - A large portion of pedestrian and "golf-cart" pick-up locations
 - The school expansion will also expand the after-school programs, which will account for a percentage of students staying on Campus after dismissal times and reduce the number of vehicles arriving at the site at drop-off/dismissal.

Following Ordinance 23-01, Mr. Llanes stated that the report would include,

- Concept Plan and Code Provisions
- Permitted Uses and Special Exception Uses
- Maximum Building Height ▪ 4 stories / 57 feet
- Setbacks consistent with the Concept Plan
- Intensity ▪ 0.40 Floor Area Ratio and Maximum Impervious Surface ▪ .045
- Architectural Features Consistent with the Concept Plan
- Vehicular Parking / Ingress / Egress
- Lighting, Landscaping, Landscaping Buffers, Recreation, Open Space
- Planned Development Name ▪ Cornerstone Charter Academy PD
- Development Plan / PD Expiration and Violation

Vice Chairman Woods corrected the Maximum Impervious Surface.045; it should be .7.

Mr. Llanes added that they received an updated staff recommendations memo and agreed with the three conditions.

Chairman Conduff called for a Staff report.

City Planner Raquel Lozano gave an overview of the process to date. In accordance with Sec. 54-77 (e) (1), the Staff held pre-conference meetings with a panel of appropriate city departments. She said the Staff has no objection to the proposed concept plan. Staff recommends approval of the preliminary concept plan and PD district on the condition that the applicant makes the following changes made to the Concept Plan between now and City Council hearing to avoid confusion in the future:

1. Eliminate the "Required and "Allowable" columns on the site plan and reflect the floor area ratio, impervious surface ratio, and building setbacks standard.
2. The "Site Notes" on page 9 of the concept plans reference the final plans shall be at Final Construction Plan. Under sec. 54-77 (e) (5), the code requires the next phase of the PD process to govern "the use of land and the construction, modifications, or alterations of any buildings, structures or other improvements" on the property. The Site Note must be modified to reference the Development Plan, not the Final Construction Plans.

3. The Title of the Plan Set needs to be Cornerstone Charter School CONCEPT Plan, not Development Plan. Consistency with Code verbiage is important to eliminate any confusion in the future.

Ms. Lozano stated that the Board may recommend approval of the proposed Ordinance and concept plan as presented to them, recommend approval with changes, continue the hearing if additional information is being requested, or recommend denial of the Ordinance to the City Council.

Chairman Conduff called for public input.

- Hillary Maul residing at 1130 Waltham Avenue, spoke of her concerns about the closure of Randolph Avenue during school hours which will affect entry/access to her home.
 - Mayor Brooks said that in working with the Staff and Police Department, the recommendation was to close a portion of Randolph Avenue down to North of Wallace during school hours. Fairlane Avenue then becomes a one-way westbound at all times for the safety of the children; the portion from the south end of Waltham down to the north end of Wallace Avenue will be closed during the school day.
- Emily Eddy residing at 4581 Saint Brides Orlando, FL, asked if phasing has been addressed and how it will be implemented.
 - Mayor Brooks said there is no phasing. There is a sequence of construction to build, one building at a time. The only old building coming down are the Villages. He anticipates construction should start this summer and will be contained within the site area and during school hours; they will work to mitigate the noise during school hours.
- Randolph Rhimes resides by the Baptist Church on Hoffner Avenue and manages the home units along the SW off Wallace Avenue. He opposed the closure of Randolph Avenue for the entire school hours, stating that it would delay his response to calls. He asked about the impact on the Traffic and how many more students would be on Campus. He also shared his concern about the illegal pick-up and drop-off of children in the surrounding area, specifically at the apartment complex. Safety is important; however, an alternative can be an overhead breezeway or crosswalk.
 - Jon Abuon said there are other options to get from one point to another; there is not much distance on either side. Regarding the Traffic on Wallace, the proposed plan is to have a queue of vehicles on site which will help the residents. With the expansion, they anticipate another 900 students to the Campus and will be closed 8-4 pm with Fairlane being a one-way road. The intersection will also be staffed by school staff and the Belle Isle Police Department.
- Ardis Meloon residing at 6101 Matchet Road, said she is very concerned with the Traffic and having Fairlane Avenue as a one-way. She is a senior citizen and represents many senior citizens in the area who could not attend the meeting for different reasons. Fairlane is the safest way to return to Belle Isle from Orange Avenue. She and her neighbors are impacted 24/7, especially during sporting events on the field. The light pollution and the noise are constant; some have experienced flooding in their yards from the raised field, and the City has done nothing to correct this. What are their rights as citizens; 23% of the students are from Belle Isle and Edgewood. She said she would like to have the stakeholders involved in the decision-making and the neighbors be considered.
 - Mayor Brooks said that in terms of Traffic, they did have community meetings with 1200 stakeholders in attendance. They propose three drop-off times with all queuing on the property to address most traffic concerns. They are not proposing additional lighting on the Campus, except safety lighting on the buildings. Mayor Brooks stated that the Staff tries to manage the excessive noise, take all complaints seriously, and do their best to mitigate noise.
- Douglas Cohrs resides at 1909 Wind Willow Road and is a business owner at the Corner of Wallace and Randolph Avenue. He asked for clarification on the traffic flow. Mr. Cohrs said he received a letter two weeks ago and was unaware of this project. He said he opposed having too many people placed in a small location.
 - Mayor Brooks said the street would be closed north of his property to the south side of Waltham.
- Gary Meloon residing at 6101 Matchet Road, said he opposed the expansion and the road closure during school hours. He feels the City misrepresented the residents on this project and is unfair. He would like

to have more involvement in the Community before a decision is made to include traffic calming and possibly the busing of students.

The City Clerk reminded the Community not to speak out of turn to allow for proper minute taking and only to address the Board, not an individual applicant. Vice Chairman Woods stated that the Board would take comments and have the applicant answer the questions after public comment.

- Andrea Jackson residing in Orlando, FL, shared her concerns with Traffic. She has four children attending this amazing school. She wanted to let everyone know that it is an amazing school with amazing Staff that is thinking of expansion and road closure for the safety of the children.
- Mark Jordis residing at 745 S Conway Circle, said 72% of the student population is not from the Belle Isle/Edgewood area. He asked, with this expansion, why is there a waiting list for Belle Isle residents? He further asked about the roof playground and said it is against FI Statute to have young children on a rooftop and how they will be kept cool and away from the sun's rays.
- Mathew Troy residing at 5112 Pelleport Drive, said the school is a great asset to the Community. This expansion addresses many concerns of the school and provides the opportunity for a safe environment. This Community is growing, and the growth of the school is needed.
- Michelle Casey residing on Oak Island is also the Vice Principal. This school has been incredible for the Community. She would also like everyone to think about controlling the narrative of the surrounding area's growth. They have proven that they can educate, and we can all be good community stewards.
- Holly Bobrowski, residing at 2400 Hoffner Avenue, said that she understands the traffic concerns as a crossing guard for the school. The closing of Randolph Avenue may take valuable time for residents; however, everyone who rides those roads is very cognizant of the schoolchildren. She suggests having a full-time employee overseeing the road and leaving the traffic plan as it currently is.
- Anthony Rimes residing at 5603 Marinelle Drive, spoke of a crosswalk at the Mt Dora Middle School. He said he would provide the Staff with a copy of the crosswalk for the record.
- Resident Drive reviewed the study and noted that one of the most important intersections, Oakridge, and Hansel, was omitted. Staff is used to controlling a non-signalized intersection. There is an opportunity to use another intersection and get Staff off Waltham, a State Road. She asked that the study evaluate adjacent signal light intersections to drive trips to those intersections instead of away from them to get away from the costly manpower.
- Harmony (CCA Student) spoke in favor of the expansion. She is excited about the plans and looks forward to education through her senior year.
 - Attorney Geller stated that this is a recommending Board to City Council. They may disapprove, approve, or approve with conditions for Council consideration.
 - Interim City Manager Grimm stated that the public comment section is closed.
 - Mayor Brooks responded to the questions as follows,
 - CCA will be adding approx.—900+ students with this expansion.
 - CCA has worked with City staff, consultants, and the Police Department on growth management and planning, and the team has reviewed the Ordinance.
 - The proposed plan is not new; CCA has had a couple of public meetings and provided the minutes in the packet.
 - As students move or graduate, the vacancies are filled by those on the waiting list. CCA is open to Belle Isle, Edgewood, and neighbors in the surrounding areas; everyone is treated equally. The Community, in its entirety, deserves a great school.
 - CCA meets all Statutes with respect to playgrounds. There will be a recess time, water fountains, and restrooms available for all students.
 - Busing has been discussed. CCA was clear in their application 14 years ago to Orange County that they would not use buses because the City does not have the density to justify purchasing buses, paying employees, insurance, and taking risks. The project will pick up good improvement with the golf carts, walkers, and bikers.

- The portion of Wallace is open and available to vehicles. CCA pays for the School Resource Officer and will hire another person after project completion for traffic calming and other duties.
- Use of the alleyway is not viable because a large utility pipe will not allow access.
- Vice Chairman Woods asked if the study examined the through traffic count on Randolph between starting and stopping school. Ms. Mina said no, the study only looked at the am and pm hours.

There being no further comment, Chairman Conduff closed public input for Board discussion.

Board member Shenefelt shared his concerns about the traffic concerns. The study was conservative. The expansion is the size of Oakridge High School, and he does not favor the additional population and Traffic it brings. He would like to look deeper into the traffic concerns; if the three roads don't meet the standard now, four-under standard roads will meet it even less.

Board member Woods said he agrees with the result of the study in that there should be lower congestion away from the school than there is currently, i.e., Hoffner Avenue. Under the proposed site circulation on Page 30 of the Traffic Study, it states that Randolph Avenue will be blocked during pick-up and drop-off times only. Randolph is the only local north-south street in this part of town. Most people are aware of the school and drive cautiously and avoid all the lights on Hansel going south. Board member Woods said it would be a good compromise to have Randolph Avenue open during school hours outside of pick up and drop off and would benefit all in the Community. He asked if it was considered to have the retention pond used as a play area. Jon Aboun said he doesn't recommend it, and it is not allowed per code.

Mayor Brooks said Traffic and growth are coming, but we also have a need for a top-notch education facility for our kids and the surrounding communities. He addressed some of the discussion comments as follows,

- The Traffic study did include Marinelle. It is proposed to keep the entire vehicle queuing on the property.
- This school did not just pop up; it was Pine Castle Christian Academy, and Pine Castle Elementary School was adjacent.
- They are not proposing any additional field lights.
- Exfiltration ponds were considered. However, not feasible at this location.
- The site circulation plan was changed after discussing with Staff and the then Police Chief promoting safety.
- Fairlane one-way is because the lights are signaled control.
- CCA will follow State Statutes and keep our children safe.

Board member Woods asked if the Board approves the development plan and how much of the conceptual plan we are locking in. Attorney Geller said that in the preliminary concept plan stage of a PD Ordinance, a development plan will come nine months later containing all provisions (covenants, restrictions, conditions, agreements, water, sewer, locations, dimensions, fire, utilities, etc.). If the Board recommends approval to Council, it can be made with conditions. Attorney Geller said the development plan must be consistent with the conceptual plan.

Board member Hobbs said he understands the traffic concerns; however, the proposed plan is an excellent road plan.

Board member Squires said that growth is everywhere regardless of the school expansion. He would like to see the City, residents, and the school come to a compromise to move forward with a conceptual plan.

After discussion, Board member Woods moved pursuant to the Belle Isle Code to approve Ordinance 23-01 to City Council with the following conditions,

- 1. Randolph Avenue be closed only during the pick-up and drop-off hours of the school and shall include appropriate pedestrian safety measures.**

2. Eliminate the "Required and "Allowable" columns on the site plan and reflect the floor area ratio, impervious surface ratio, and building setbacks standard.
3. The "Site Notes" on page 9 of the concept plans reference the final plans shall be at Final Construction Plan. Under sec. 54-77 (e) (5), the code requires the next phase of the PD process to govern "the use of land and the construction, modifications, or alterations of any buildings, structures or other improvements" on the property. The Site Note must be modified to reference the Development Plan, not the Final Construction Plans.
4. The Title of the Plan Set needs to be Cornerstone Charter School CONCEPT Plan, not Development Plan. Consistency with Code verbiage is important to eliminate any confusion in the future.
Board member Squires seconded the motion, which passed 4:1 with Comm Shenefelt, nay.

4. Other Business na

5. Adjournment

There being no further business, the meeting was unanimously adjourned at 9:15 pm.