



Fwd: opposition to and appear of 7020 Seminole variance approval

Gregory Gent <skygreg@icloud.com>
To: yquiceno@belleislefl.gov

Thu, May 3, 2018 at 2:44 PM

Hi, Yolanda, I meant to send this to you but left you off accidentally.

I want to appeal this P&Z decision. Can you let me know what the process is to do?

Thanks so much!

Begin forwarded message:

From: Gregory Gent <skygreg@icloud.com>
Date: May 2, 2018 at 7:09:09 AM EDT
To: Ed Gold <egold@cobifl.com>, acarugno@cobifl.com, jweinsier@cobifl.com, district4@belleislefl.gov, hreadey@cobifl.com, district6@belleislefl.gov, Sue Nielsen <snielsen@cobifl.com>
Cc: bfrancis@belleislefl.gov, lpisano@cobifl.com
Subject: opposition to and appear of 7020 Seminole variance approval

I'm writing to express opposition and appeal the variance approval (and forthcoming lot split request) for 7020 Seminole. I'm also expressing opposition to lot splits in general.

I wasn't able to attend the P&Z meeting, but did listen to the audio recording afterwards. Many thoughts were given as why this would be good. However, none of the reasons met the hardship standard that a variance requires.

Mr. Lance bought this property in 2004. For many years he held on to the property, expecting to eventually build his personal full time residence there. No variance or lot split was ever requested previously because, one can assume, Mr. Lance wanted to utilize the entire property for his residence. For more than 13 years, a single lot was something Mr. Lance was obviously in favor of.

It wasn't until Mr. Lance chose a personal residence elsewhere and resigned from council that he now thought the property should be divided into two. This is not a hardship. This is not a reason to approve a variance. Building two homes to maximize profit is not a reason to approve a variance.

There were several comments at the meeting implying that something 'new' would be better for the neighborhood than what is currently there. Most would agree. The current property is in less than stellar condition and has been a bit of an eyesore for many years. I think it is fair to say that there has been little to no effort or dollars put towards this house during the 14 years that Mr. Lance has owned it. Concern now by Mr. Lance for better looking structure(s) on the property doesn't seem to be a reason for the variance approval.

Some time ago, P&Z voted to approve a lot split at 6820 Seminole. At the P&Z meeting (I was there) Daryl Carter talked about his fondness for Belle Isle and his goal was to build two nice homes on that property. There was no hardship in this case either, but P&Z approved anyway. Within months, Mr. Carter flipped the property, in a no-money deed transfer to Chris Comins, who had unsuccessfully tried previously to purchase the property (this entire transaction should probably be investigated). Again, this lot split never should have happened as there was no hardship.

Now, others are using this mistake as precedent for other lot splits. I believe the city has erred in allowing this, and needs to take corrective action.

The South lake has recently had a kayak/canoe launch added, approved a soon-to-be-built multi-family compound on the previous Larkin property, a higher density development next door to that, etc. There is no need to continue adding to the density of the lakes, even with one-off lot splits.

I ask the council to review P&Z's decision, determine what hardship justified the approval, and deny the variance. As I said previously, I don't believe any hardship exists. Mr. Lance for a decade and a half was in favor of a single lot. I'm certain many others would be in favor of purchasing that property and building a single new residence, as Mr. Lance had intended all along.



**CITY OF BELLE ISLE,
FLORIDA**

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Belle Isle, Florida 32809
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District 5

Jim Partin
District 6

Sue Nielsen
District 7

May 4, 2018

Add1
Add2
Add3
Add4

RE: APPEAL of Public Hearing Case #2018-04-010

Dear Property Owner:

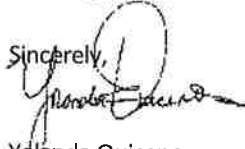
You are hereby given notice that the City Council will hold a Public Hearing on Tuesday, June 5, 2018 at 6:30 p.m., or as soon thereafter as possible, at the Belle Isle City Hall Council Chambers, 1600 Nela Avenue, Belle Isle, Florida 32809, to hear an appeal of the Planning & Zoning approval of Public Hearing Case 2018-04-010:

APPEAL of Public Hearing Case #2018-04-010 - Pursuant to Belle Isle Code Sec. 42-64, the Board shall consider and take action on a requested variance from Sec. 54-2 (a). - Substandard Lots of Record, to allow for the lots that comprises the currently developed parcel to be redeveloped as two individual lots instead of being required to be aggregated as one tract, and allow for a reduction from the Sec. 50-73.- Site and building requirements, for the R-1-AA required minimum lot width of 85 feet, in anticipation of a lot split request on the subject parcel, that would result in each of the two lots retaining a substandard lot width of 75 feet, submitted by applicant Brent Walters, located at 7020 Seminole Drive, Belle Isle, FL 32812 also known as Parcel # 29-23-30-4389-02-150.

You are invited to attend and express your opinion on the matter. Any person(s) with disabilities needing assistance to participate in these proceedings should contact the Planning and Zoning office at (407) 851-7730 at least 24 hours in advance of the meeting.

In the event that you decide to appeal the decision made by the City Council, you will need a record of the proceeding. For that purpose, you may need to ensure that a verbatim record of the hearing is made to include evidence and testimony upon which the appeal is to be based. The burden of making such a verbatim record is on the appellant. F.S. 286.0105; 1986 Op. Atty.

Sincerely,


Yolanda Quiceno
CMC-City Clerk

Attachment (Email dated 5/2/2018 from Gregory Gent Appellant)

City Council Session - June 5, 2018
 Appeal of Public Hearing Case No. 2018-04-010 - 7020 Seminole Drive

Parcel	FullName	FullName2	Address	City	StZip
292313000000044	TIITF		3900 COMMONWEALTH BLVD	TALLAHASSEE	FL 32399
302329438902100	DONHAM DEBORAH L		6904 SEMINOLE DR	BELLE ISLE	FL 32812
302329438902120	WILKINS AIMEE	WILKINS JOHN T	6910 SEMINOLE DR	BELLE ISLE	FL 32812
302329438902130	MCCUTCHEN DANIEL C	MCCUTCHEN KAREN C	6916 SEMINOLE DR	BELLE ISLE	FL 32812
302329438902141	SUGGS LINDA D		6922 SEMINOLE DR	BELLE ISLE	FL 32812
302329438902150	LANCE CYNTHIA G	LANCE PAUL ROBERT	3401 TRENTWOOD BLVD	BELLE ISLE	FL 32812
302329438902171	MAUDLIN MARGO A		7026 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903130	DELVALLE ADELIRIS		6922 BARBY LN	BELLE ISLE	FL 32812
302329438903140	ALEXANDER LINCOLN	RAMOS DAISY	6928 BARBY LN	BELLE ISLE	FL 32812
302329438903150	OAF HOWARD J	OAF CLAUDYS C	7006 BARBY LN	BELLE ISLE	FL 32812
302329438903160	FERNANDEZ ALANA S		7012 BARBY LN	BELLE ISLE	FL 32812
302329438903170	SOTO JEANMARIE		7020 BARBY LN	BELLE ISLE	FL 32812
302329438903180	LANAM GARY	LANAM LYNDA	7026 BARBY LN	BELLE ISLE	FL 32812
302329438903190	SCOTT DENISE M	SCOTT JAMES W	7032 BARBY LN	BELLE ISLE	FL 32812
302329438903201	MCKEE DARREN J	MCKEE KIMBERLY A	3315 WARREN PARK RD	BELLE ISLE	FL 32812
302329438903202	DELL KAREN DOLORES ESTATE	C/O CHARLES EDWARD DELL	7029 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903220	DOUD ROBERT LEROY III		7025 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903230	KRIZAN JESSICA RAE		7019 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903240	MARSHALL JOELLE	GONZALEZ CARLOS JAVIER	6714 HARVEST RUN DR	HARRISON	TN 37341
302329438903250	PENROD CLAY W JR		7007 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903260	HUSMANN MARGARITA S TR		4391 BENEDICTINE CIR	ORLANDO	FL 32812
302329438903270	ALVAREZ JORGE RAFAEL		6921 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903280	GUZMAN CARLOS A		6915 SEMINOLE DR	BELLE ISLE	FL 32812
302329438903290	BERLAGE ALICE ANNE		1243 INVERNESS DR	DUNEDIN	FL 34698
302329438904010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT	PO BOX 1393	ORLANDO	FL 32802
302329438904020	STEPHENSON HEATHER A		7204 SEMINOLE DR	BELLE ISLE	FL 32812
302329438905010	ORANGE COUNTY BCC	C/O REAL ESTATE MNGT DEPT	PO BOX 1393	ORLANDO	FL 32802