

NOTICE OF PUBLIC MEETING
JANUARY 28, 2020- 6:30 PM

CITY OF BELLE ISLE
PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 5

M E M O R A N D U M

TO: Planning and Zoning Board
DATE: January 17, 2020

Public Hearing Case #2019-12-025 - Pursuant to Belle Isle Code Sec. 42-63 and Sec. 54-75 (c) (5) the Board shall consider and take action on a requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

Background:

1. On December 31, 2019, Jeffrey & Hilary Maull submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 18, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, January 17, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth 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, the criteria of Sec. 42-63 and Sec. 54-75 (c) (5) of the Belle Isle Land Development Code having been met TO APPROVE the requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** **having NOT been met;** ***[may be used in addition to above or alone]*** TO DENY requested special exception to allow a guest cottage without a kitchen on a single-family residential property with a primary detached single-family dwelling and pursuant to Belle Isle Code Sec. 42-64 and sec. 50-102 (a) (4) the Board shall consider and take action on a requested variance to allow an accessory structure (cabana) larger than 300 square feet, submitted by applicant Jeffery and Hilary Maull, located at 1130 Waltham Avenue, Belle Isle, FL 32809 also known as Parcel # 24-23-29-3400-00-072.

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.



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

January 17, 2020

Variance and Special Exception Application: 1130 WALTHAM AVENUE

Applicant Request: PUBLIC HEARING CASE #2019-12-025 - PURSUANT TO BELLE ISLE CODE SEC. 42-63 AND SEC. 54-75 (C) (5) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED SPECIAL EXCEPTION TO ALLOW A GUEST COTTAGE WITHOUT A KITCHEN ON A SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PRIMARY DETACHED SINGLE-FAMILY DWELLING AND PURSUANT TO BELLE ISLE CODE SEC. 42-64 AND SEC. 50-102 (A) (4) THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (CABANA) LARGER THAN 300 SQUARE FEET, SUBMITTED BY APPLICANT JEFFERY AND HILARY MAULL, LOCATED AT 1130 WALTHAM AVENUE, BELLE ISLE, FL 32809 ALSO KNOWN AS PARCEL # 24-23-29-3400-00-072.

Zoning/ Existing Use: R-1-AA/ Single-family Residence

Review Comments

This application filed seeks a variance from the Code regarding the maximum size of an accessory building (a pool cabana). Upon review of the application, it was noted that a special exception, as identified above, is also required. This is because the cabana area also has a room and attached bathroom that could be used as a potential guest cottage. Even though the applicant does not intend to use the room and bathroom as a guest cottage, it must follow the same review process as other similar buildings have been required to go through in the City.

The property is currently developed with a primary single-family home and the swimming pool is currently being constructed, which was approved in November 2019. The applicant is seeking to add the cabana adjacent to the pool, along with an attached game room and bathroom.

A copy of the approved swimming pool permit is attached. With the proposed pool cabana, the property does not exceed the maximum allowed impervious surface ratio of 35%. With the total development onsite, the impervious surface ratio would be approximately 12%.

The applicant has provided supporting documentation addressing the variance and special exception criteria.

Staff Recommendations

Variance Request: Sec. 50-102 of the Code defines an accessory building to include cabanas. Further Sec. 50-102 (a) (4) stipulates that these can be no larger than 300 square feet in total area. The applicant is seeking to build a cabana with a recreation room and bathroom at 1000 square feet in total.

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 parcel abuts a school property, and more particularly athletic fields that have lights and activity during practice and some athletic events. This is a special condition or circumstance that is not common for most properties in the City and the adjacent uses could be construed to be a nuisance by residential property owners.

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

The request for a variance is self-created as the application is seeking to exceed the maximum square-footage allowed by code for cabana structures. An anomaly, however, is that the application is coupled with a special exception consideration for a guest cottage (recreation room and bathroom) as part of the cabana area. There is no maximum square-footage defined for a guest cottage in the Code, so it may exceed 300 square feet if the Planning and Zoning Board allows.

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

The requested variance is ~~not the~~ minimum possible variance to make reasonable use of the land and building as the proposed pool cabana and facilities could be reduced in size and still be functional.

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

The requested variance could be construed to be in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it is not proposed to negatively impact viewsheds of abutting properties, proposes customary accessories to single-family residential properties, and is located in a portion of the rear yard that does not create a nuisance for abutting residential properties.

Based on consideration of these review criteria staff does not recommend approval of the requested variance unless it can be reduced in size to the satisfaction of the Board, so as not to violate criteria 2 and 3 above.

Special Exception Request: Sec. 54-75 (C) (5) provides that a guest cottage (without a kitchen) may be permitted in a residential zoning district through the special exception process. The Code identifies that the Planning and Zoning Board will review special exception requests to determine whether the request would adversely affect the public interest and whether public health, safety, and welfare are promoted or improved.

Based on consideration of these review criteria in concert with the variance criteria for special circumstances and harmony with general purpose and intent of the Code, staff recommends approval of the requested special exception subject to the following conditions:

1. The guest cottage (cabana and facilities) shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. No lighting shall be directed onto adjacent properties;
3. The guest cottage (cabana and facilities) must be maintained in a functional and aesthetically pleasing manner so as not to adversely impact the public interest; and,
4. Any changes to this variance/ special exception application that are not memorialized in this approval must be submitted for review and approval by the Planning and Zoning Board.

Additional Notes

Please note that the Board may approve the proposed variance and special exception 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 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

Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

RECEIVED NOV 14 2019

Swimming Pool Permit Application

DATE: 10-2-19

PERMIT # 2019-030

PROJECT ADDRESS 1130 WALTHAM AVE ORLANDO Belle Isle, FL 32809 32812

PROPERTY OWNER NAME JEFFERY MANUE, SR PHONE NUMBER 407-383-7218

Parcel Id Number: 24-23-29-3400-00-072 To obtain this information, please visit <http://www.ocpal.org/Searches/ParcelSearch.aspx>

SPECIAL CONDITIONS: STRUCTURES MAY NOT ENCRoACH INTO ANY EASEMENT OR REQUIRED SETBACK. Survey specific plan required to show compliance with zoning setbacks. ImperVIOUS Surface Ratio Worksheet required; see Page 2 of this application.

ZONING APPROVED
Date: 11/13/19 By: [Signature]
City of Belle Isle

PLANNING & ZONING APPROVAL: _____ DATE _____

Note: this Zoning Approval MAY or MAY NOT be in conflict with your Deed Restrictions.

PLEASE COMPLETE for Building Review (min. of 2 sets of signed/sealed plans required)

Pool Dimensions: 16'x34' Deck Square Footage: 1035' Deck Type: TRAVERTINE

Job Valuation: \$ 45,000 WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded if job is \$2500(+) or if A/C Replacement \$7500(+) and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

REQUIRED! Residential Swimming Pool Safety Affirmation form

Building Official: _____ Date _____
Verified Contractor's Licenses & Insurance are on file _____ Date _____

| | |
|------------------|------------------|
| Zoning Fee | \$ <u>165.-</u> |
| Building Fee | \$ <u>201.-</u> |
| Review Fee | \$ <u>100.50</u> |
| 1% BCAIB Fee | \$ <u>3.02</u> |
| 1 5% DCA Fee | \$ <u>4.42</u> |
| Total Permit Fee | \$ <u>474.04</u> |

An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

1511K 25
4x44 176
201.2
100.50
301.50

Republic Services is by legal contract the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services with the city limits of the City. Contractors, homeowners and commercial businesses may contact Republic Services at 407-293-8000 to setup accounts for Commercial, Construction Roll Off, or other services needed. Rates are fixed by contract and are available at City Hall or from Republic Services. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop work order.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, GAS, ENCLOSURES, ETC.



City of Belle Isle
 Universal Engineering Sciences 3532 Maggie Blvd., Orlando, FL 32811
 Tel 407-581-8161 * Fax 407-581-0313 * www.universaleengineering.com

Swimming Pool Permit Application
 To be completed as required by State Statute Section 713 and other applicable sections.

Owner's Name Jeffery Mault, Sr.
 Owner's Address 1130 WATTHAM AVE 32809

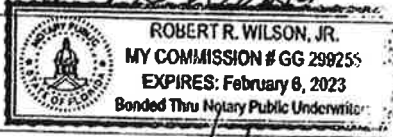
PERMIT #

| | |
|---|--|
| License Holder Name <u>Vic Norberg</u> | Company Name <u>Waterline Pools & Spas, Inc</u> |
| License # <u>CPC 044073</u> | Company Address <u>5605 HANSEL AVE ORL. 32809</u> |
| Contact Phone/Cell <u>Adam 407-375-0602</u> | City, State, ZIP |
| Contact Email <u>adam.waterlinepools@gmail.com</u> | Contact Fax <u>OFFICE: 407-339-3100</u> |

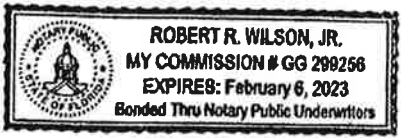
I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable City and/or State of Florida codes and/or ordinances. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all other construction including ELECTRICAL, PLUMBING, GAS, SCREEN ENCLOSURES, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner Signature Jeffery Mault, Sr.
 The foregoing instrument was acknowledged before me this 10/31/18
 by Jeffery Mault, Sr. who is personally known to me
 and who produced _____
 as identification and who did not take an oath.
 Notary as to Owner
 State of Florida
 County of Orange



Contractor Signature Vic Norberg
 COMPANY NAME Waterline Pools & Spas, Inc
 The foregoing instrument was acknowledged before me this 10/31/18
 by Vic Norberg who is personally known to me
 and who produced _____
 as identification and who did not take an oath.
 Notary as to Owner
 State of Florida
 County of Orange



Impervious Surface Ratio Worksheet
 Development Zoned A-1, A-2, R-1-AAA, R-1-AA, R-1-A, R-1
 City Code, Section 50-74: Impervious Surface Ratio

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE).
 Total Lot Area 32,350 X 0.35 =
 Allowable Impervious Area (BASE) 11,324
- Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. Examples include house, pool, deck, driveway, accessory building, etc.
 - House 2843
 - Driveway 8 RAUBI = 0, PAD = 108
 - Walkway 0
 - Accessory Buildings _____
 - Pool & Spa 544
 - Deck & Patio 1035
 - Other 230 CANON
 Actual Impervious Area (AIA) 4760
- If AIA is less than BASE, subtract AIA from BASE to determine the amount of impervious area that may be added without providing onsite retention.
- If AIA is greater than BASE, then onsite retention must be provided.

Assuming 7.5 inches of rainfall based on a 24hr 10 year Rain Event (TP40), the formula is: (7.5 inches rainfall/12 inches p/foot) X (result from line 4) = cubic feet of storage volume needed

TRACT A
Being a part of lands described in Doc#20110251369, Book 10213, Page 0223, Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 2, WALLER SUBDIVISION, as recorded in Plat Book 26, Page 105, Public Records of Orange County, Florida; thence N.02°07'50"E., a distance of 100.09 feet to the South line of Official Records Book 9721, Page 1441, said Public Records; thence S.89°55'55"W., along said South line, a distance of 177.10 feet to the East line of the West 643.0' of Lot 7, SUBDIVISION OF HARKNEY HOMESTEAD, as recorded in Plat Book "C", Page 53, said Public Records; thence N.02°07'50"E., of Lot 7, SUBDIVISION OF HARKNEY HOMESTEAD, a distance of 219.87 feet to the North line of said Lot 7; thence S.89°55'10"W., along said East line, a distance of 119.70 feet to the North line of said Lot 2; thence S.89°55'10"W., along said North line, a distance of 10.00 feet; thence S.00°07'50"W., a distance of 219.87 feet to the North line of said Lot 2; thence N.89°55'55"W., along the North line of said Lot 2, a distance of 187.18 feet to the POINT OF BEGINNING, containing 19,932 square feet or 0.4576 acres, more or less.

TRACT B
Being lands described in Doc#2008036633, Book 9721, Page 1441, Public Records of Orange County, Florida.

BOUNDARY SURVEY (TRACT A) FOR CERTIFIED TO: Jeff Mauli
SPECIFIC PURPOSE SURVEY (TRACT B) to show existing improvements only

ZONING APPROVED
Date: 11/19/19 By: [Signature]
City of Belle Isle



GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS
5400 E. COLONIAL DR. ORLANDO, FL 32807 (407)-277-3233 FAX (407)-828-1458
CRUSCOTT@GRUSCOTT.COM 1084558

CERTIFIED BY: [Signature]
DATE: 11/19/19

PROJECT: BOUNDARY SURVEY TRACT A (05-06-2016)
SPECIFIC PURPOSE SURVEY TRACT B (05-08-2016)

SCALE: 1" = 32' ±

FIGURE NO.: 2431-18

TURNDOWN NOTES

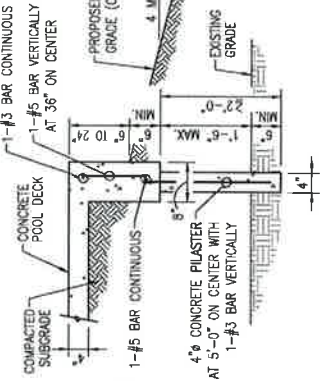
- Detail is based on NO surcharge behind the Turndown and the Ground away from the Turndown is Level (>4 to 1"). Turndown may abut Ribbon Footer and be tied into Footer if Appropriate, with #3 Rebar.
- Turndown shall bear on Rock, Clean Sand or Structurally Sound Soils (>1,500 PSF) that shall be compacted to provide Optimum Bearing Capacity and prevent Settling or Shifting.
- All Reinforcing Steel is to Conform to ASTM 615, Grade 40.
- Concrete shall contain Fiber Mesh and have a 28 Day Compressive Strength of 2,500 PSI.
- All Construction to Conform to Florida Building Code, 6th Edition, 2017, FBC Building and FBC Residential.
- Refer to Contractor's Plan on file with the Building Department for Details on Turndown Location.
- If the Base of the Turndown does not extend into the Old (Existing) Ground, a 4" Plaster will be required every 5'-0" that will be either 2'-0" into the Ground or to 6" into the indigenous Material, whichever is Deeper. The Plaster will have a #3 Rebar tied into the #5 Rebar in the base of the Vertical Pour.

- A Deck Turndown is NOT intended to be a substitute for a Retaining Wall. If the Vertical Dimension from the Top of the Concrete Deck to the Old (Existing) Ground reaches 36" for a 6" Turndown, 42" for a 12" Turndown, 48" for a 18" Turndown, 54" for a 24" Turndown, for more than 20% of the Turndown Length or the Finished Grade Slope exceeds (steeper than) 4' Horizontally and 1" Vertically, a Turndown should not be used.
- For a Paver Deck, if the Vertical Dimension from the Top of the Deck to the Old (Existing) Ground reaches 24" for a 5" Turndown, 30" for a 12" Turndown, 36" for a 18" Turndown, 42" for a 24" Turndown, for more than 20% of the Turndown Length or the Finished Grade Slope exceeds (steeper than) 4' Horizontally and 1" Vertically, a Turndown shall not be used.

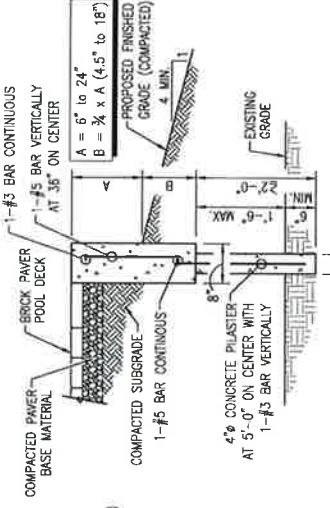
- If a Screen Enclosure is to be installed, the Swimming Pool Contractor must coordinate Design and Construction of the Turndown Requirements with the Screen Contractor to Ensure it meets their Requirements.

FOOTER NOTES

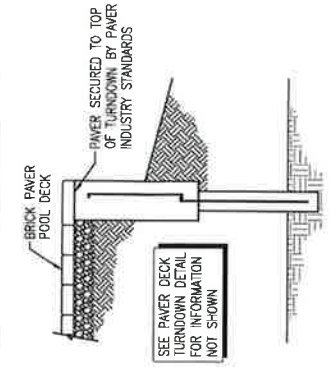
- If a Screen Enclosure is to be installed, the Swimming Pool Contractor must Coordinate Design and Construction of any required Footer with the Screen Contractor.
- Footer shall bear on Rock, Sand or Structurally Sound Soils (>1,500 PSF) that shall be compacted to provide Optimum Bearing Capacity and prevent Settling or Shifting.
- Concrete shall have a 28 Day Compressive Strength of 2,500 PSI with Fiber Mesh or 6x6-10x10 W.W. Mesh.
- (3) #3 Rebars is Equivalent to (1) #5 Rebar.
- A Footer may be installed with a Brick Paver Pool Deck if required by the Jurisdiction or at the Option of the Contractor and may be placed over the Top of the Footer or Abutting the Side of the Footer.



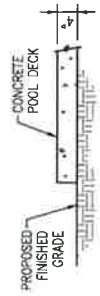
CONCRETE DECK TURNDOWN



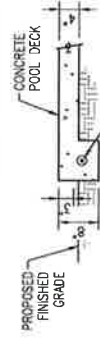
PAVER DECK TURNDOWN



ALTERNATE PAVER ON TURNDOWN



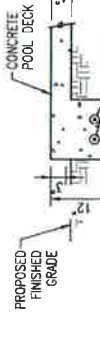
NO FOOTER



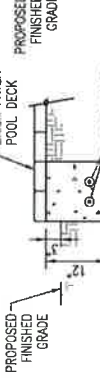
8" x 8" FOOTER



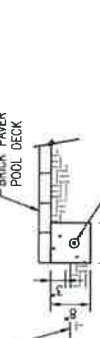
8" x 12" FOOTER W/ PAVER DECK



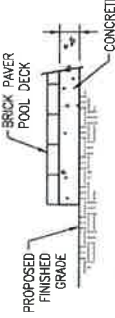
8" x 12" FOOTER



12" x 12" FOOTER W/ PAVER DECK

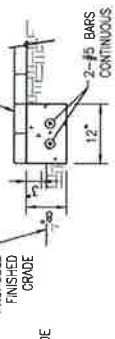


8" x 8" FOOTER W/ PAVER DECK



PAVERS ON CONCRETE DECK

CONCRETE DECK MAY BE CONSTRUCTED WITH A FOOTER OR WITHOUT A FOOTER. OPTIONAL: CONCRETE OR PLASTIC EDGE RESTRAINT MAY BE ADDED TO THE DECK PERIMETER AS NEEDED TO SECURE PAVERS.



8" x 12" FOOTER W/ PAVER DECK

ALTERNATE PAVER LOCATION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LARRY B. SCHNAPER, PE ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Waterline
CORPORATION & ASSOCIATES
(407) 339-3100
CPC044073
5605 HANSEL AVE
ORLANDO FL 32809

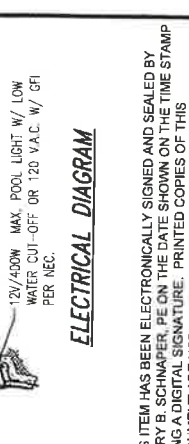
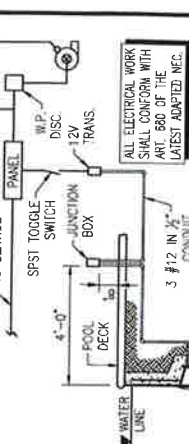
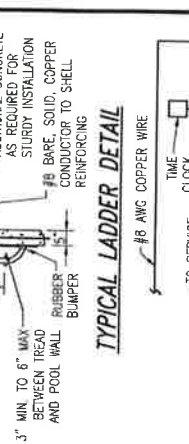
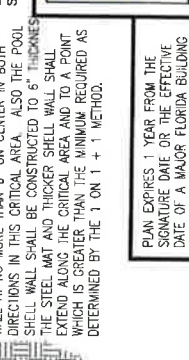
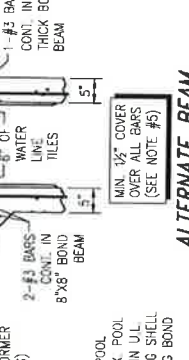
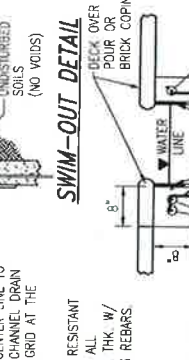
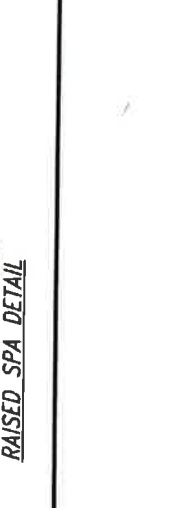
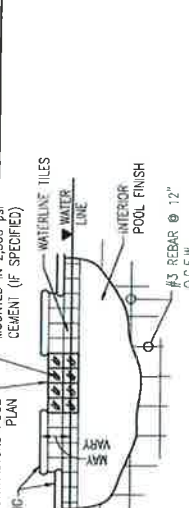
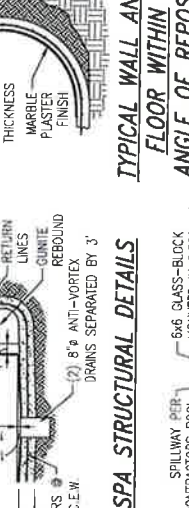
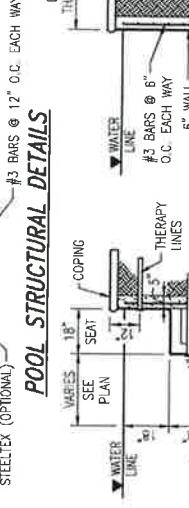
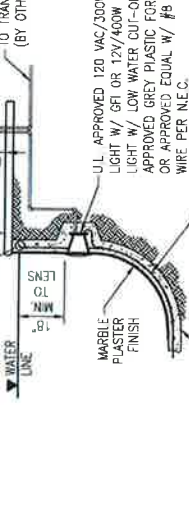
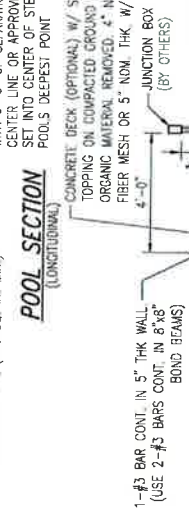
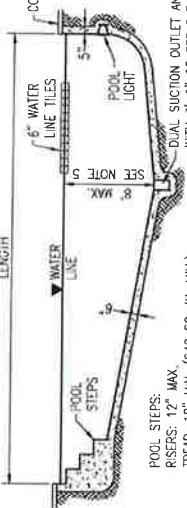
Swimming Pool Specification For:
MAULL RESIDENCE
1130 WALTHAM AVE
BELLE ISLE FL 32806

Scale: None

Digitally signed by Larry B. Schnaper, PE
DN: cn=Larry B. Schnaper, o=Waterline Engineering, Inc., ou=Waterline Engineering, Inc., email=larry@waterline.com, c=US
Date: 2018.11.08 04:31:22 -0500
Siklo Engineering Services, Inc.
Larry B. Schnaper, PE
FL PE NO. 370045
2437 Alanya Ave., Ste. 124
Winter Park, FL 32792
(407) 275-1089

GENERAL NOTES

- For pool plan, size, deck, and special details, see Contractor's Pool Plan.
- Pool walls shall be 5" thick precast concrete. Reinforcing steel shall be pre-embedded in applied concrete with a Compressive Strength of 5,000 psi in 28 days. Concrete Decks shall be 2,500 psi concrete construction to conform to ACI Standard 318.
- All Pool design, construction and workmanship shall be in conformity with the requirements of Florida Building Code, 6th Edition, 2017 (FBC) Accessibility, FBC Building, FBC Residential, and ANSI/APSP-3, ANSI/APSP-6, ANSI/APSP-7, ANSI/APSP-15 and the Adopted National Electric Code 2014 (NEC) and Chapter 42 and Chapter 45 of the Florida Building Code, 6th Edition, 2017, Residential.
- All Pool Piping to be Schedule 40 PVC, bearing the mark of NSF Approval unless otherwise noted.
- All Reinforcing steel to conform to ASTM 615, Grade 40. Reinforcing steel to be #3 bars at 12" on center in each direction, w/ 15" top joints in walls and floors up to 6". Where the pool depth is over 6ft (measured vertically down from the Waterline), use #3 bars at 6" on center in each direction in the areas that exceed 6ft in depth.
- If Concrete is cast against Bare Earth without a Separation Barrier, the minimum cover shall be 3". With a Barrier (Steeltek) between Concrete and Earth, the minimum cover shall be 1 1/2".
- All Metallic Pool Fittings within 5' of the inside wall and deck reinforcing steel to be bonded to the Pool Reinforcing Steel with #8 AWG Copper Wire. The #8 Copper Wire to be run internally and externally with the NEC approved PVC Light Conduit. For the light fixture to the Junction Box. Completion of the pool grounding to the Electrical Panel Code to be by Electrician. Piping and all Fixed Metal Parts not separated by a permanent barrier, if within 5'-0" horizontally from Water and 12'-0" vertically of Maximum Water Level.
- Equipotential Bonding to be accomplished in accordance with Article 680 of the Adopted National Electrical Code 2014 (NEC).
- Pool or Patio shall bear only on rock or Clean Sand, which shall be compacted to provide a Structurally Safe Bearing Capacity. Any Unsuitable Material encountered in excavation shall be removed in its entirety and the area shall be backfilled with acceptable material and properly compacted. Where unsuitable Material cannot be removed, the pool must be redesigned.
- The Contractor must protect Existing Structures from failure by acceptable methods. If Significant, the Engineer accepts no responsibility for the safety of Existing Structures.
- The Design Engineer assumes no responsibility for pool construction in Easements or Required Setback areas. Pool Contractor and/or Owner shall verify the layout and dimensions shown prior to construction.
- Contractor shall determine the location of all Utilities in relation to the Pool and its Easement and ensure minimum clearances in accordance with Local Regulations and Ordinances.
- Contractor shall provide adequate Temporary Fencing around the construction area to prevent unauthorized entry into the Pool Area.
- If a water supply is provided, a minimum 3" Atmospheric Break will be provided.
- All Structural, Foundation and Electrical details outlined in these drawings also relate to Spa Construction.
- All Pool and Spa Heaters shall be equipped with an On/Off Switch mounted for easy access to allow the Heater to be Shut Off without adjusting the Thermostat and to allow resetting without re-igniting the Pilot Light.
- Whenever it is necessary to empty the Pool for any reason, the Hydrostatic Uplift Pressure must be eliminated. The Owner must consult a Contractor experienced in eliminating Uplift Pressure.



CONTRACTOR MUST PLACE ALL STEEL IN THE POOL WALL AT NO MORE THAN 6" ON CENTER IN BOTH DIRECTIONS IN THIS CRITICAL AREA. ALSO THE POOL SHELL WALL SHALL BE CONSTRUCTED TO 6" THICKNESS. THE STEEL MAT AND THICKER SHELL WALL SHALL EXTEND ALONG THE CRITICAL AREA AND TO A POINT WHICH IS GREATER THAN THE MINIMUM REQUIRED AS DETERMINED BY THE 1 ON 1 + 1 METHOD.

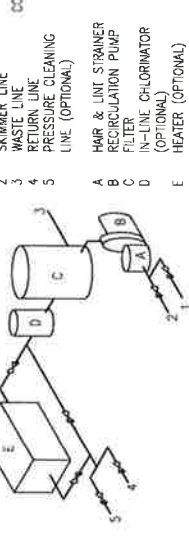
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PLAN EXPIRES 1 YEAR FROM THE SIGNATURE DATE OR THE EFFECTIVE DATE OF A WAJOS FLORIDA BUILDING CODE CHANGE WHICHEVER IS SOONER

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5605 HANSEL AVE
ORLANDO FL 32809
(407) 339-3100
CPC044073

Swimming Pool Specification For:
MAULL RESIDENCE
1130 WALTHAM AVE
BELLE ISLE FL 32806

Skile Engineering Services, Inc.
Larry B. Schnaper, P.E.
FL PE NO. 32046
2431 Alhambra Ave., Ste. 124
Winter Park, FL 32792
(407) 275-1099

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Winter Park, FL 32792
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Waterline
LORDS & PARTNERS
5605 HANSEL AVE
ORLANDO FL 32809
(407) 339-3100
CPC044073

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Swimming Pool Energy Efficiency Compliance Information

Note: These Requirements apply ONLY to the Filtration Pump

ANSI / ASPC / ICC-12 2011

Flow Calculations

Filtration Pump Flow Rate: 12,100 LPH @ 3.0 gpm - this is the calculated flow rate

Note: For pools under 2,000 gal the calculated flow rate is 20 gpm whichever is greater - the filtration flow rate

Is there an Auxiliary Load on the Filtration Pump? Yes No

Flow rate (low speed) 94 gpm @ 17.25 rpm

Minimum suction side pipe size @ 8 ft/s 1.5 in. Minimum suction side branch pipe size @ 6 ft/s 1.5 in.

Minimum return side pipe size @ 8 ft/s 1.5 in. Minimum return side branch pipe size @ 6 ft/s 1.5 in.

Determine Filter Size

Filter Factors (GPM/SF): Cartridge (0.375) DE (2.0) Sand (15)

Filter Size: 36 sq ft / 1.5 ft/s = 96 sq ft (No Pads Used) Filter Area (sq ft): C 200 S

Flow Coefficient

Filtration Pump has no auxiliary load - No

Filtration pump with auxiliary load - Control mode for low speed default when 24 hrs

Motor Model: 0 (No Pads Used)

Get Motor Efficiency Rating: 0

Header Pump Efficiency Coefficient: 0

ANSI 5 & ANSI7 Compliance Worksheet

Determine Required TDH

1. Determine head from pool to pump in feet: 3.0
 2. Friction loss (in water pipe) in 3.0 in pipe per ft @ 94 gpm = .07 (from pipe friction loss table)
 3. Friction loss (in water pipe) in 2.5 in pipe per ft @ 94 gpm = .13 (from pipe friction loss table)
- Total Dynamic Head (TDH) = 3.0 + 0.07 + 0.13 = 3.2

Determine Required TDH (CONTINUED)

4. Friction loss (in water pipe) in 3.0 in pipe per ft @ 94 gpm = 0.56
 5. Friction loss (in water pipe) in 2.5 in pipe per ft @ 94 gpm = 0.83
- Total Dynamic Head (TDH) = 3.2 + 0.56 + 0.83 = 4.59

Determine Pipe Sizes

Branch Piping to be Tank: 3 in to keep velocity @ 3 ft/s

Return Piping to be: 2.5 in to keep velocity @ 3 ft/s

Supply Piping to be: 3 in to keep velocity @ 3 ft/s

Supply Piping to be: 3 in to keep velocity @ 3 ft/s

Pump Selection: as listed on Curve A or C (circle one)

Filtration Pump: 2250020 VSP

Maximum Flow Rate: 94

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Head at 94 gpm: 10.49

Total Head in Feet Conversion Chart

| Flow Rate (GPM) | 1.5" dia | 2" dia | 2.5" dia | 3" dia | 4" dia | 5" dia | 6" dia | 8" dia | 10" dia |
|-----------------|----------|--------|----------|--------|--------|--------|--------|--------|---------|
| 10 | 0.05 | 0.03 | 0.02 | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 |
| 20 | 0.10 | 0.06 | 0.04 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| 30 | 0.15 | 0.09 | 0.06 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| 40 | 0.20 | 0.12 | 0.08 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 |
| 50 | 0.25 | 0.15 | 0.10 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| 60 | 0.30 | 0.18 | 0.12 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 |
| 70 | 0.35 | 0.21 | 0.14 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 |
| 80 | 0.40 | 0.24 | 0.16 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 |
| 90 | 0.45 | 0.27 | 0.18 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 |
| 100 | 0.50 | 0.30 | 0.20 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 |

NOTE: FIELD TDH MUST BE EQUAL TO OR HIGHER THAN THE CALCULATED TDH.

Flow and Friction Losses Per Foot Schedule 40 Pipe

| Flow Rate (GPM) | 1.5" dia | 2" dia | 2.5" dia | 3" dia | 4" dia | 5" dia | 6" dia | 8" dia | 10" dia |
|-----------------|----------|--------|----------|--------|--------|--------|--------|--------|---------|
| 10 | 0.05 | 0.03 | 0.02 | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 |
| 20 | 0.10 | 0.06 | 0.04 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| 30 | 0.15 | 0.09 | 0.06 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| 40 | 0.20 | 0.12 | 0.08 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 |
| 50 | 0.25 | 0.15 | 0.10 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| 60 | 0.30 | 0.18 | 0.12 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 |
| 70 | 0.35 | 0.21 | 0.14 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 |
| 80 | 0.40 | 0.24 | 0.16 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 |
| 90 | 0.45 | 0.27 | 0.18 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 |
| 100 | 0.50 | 0.30 | 0.20 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 |

Total Calculation Outputs For each pump

- Standard Total Dynamic Head (TDH) Complete TDH Worksheet for all items.
- Total Dynamic Head (TDH) Complete TDH Worksheet for all items.
- Friction Losses Only
- Friction Losses Only
- Friction Losses Only
- Friction Losses Only

Scale: 1/8" = 1'-0" (vertical) 1/4" = 1'-0" (horizontal)

Date: 11/19/19

Project: 1930 WILLOW

Client: O'NEILL

Contract #: 20190103

Designer: YST/SSJ, JAW

Scale: N/A

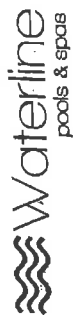
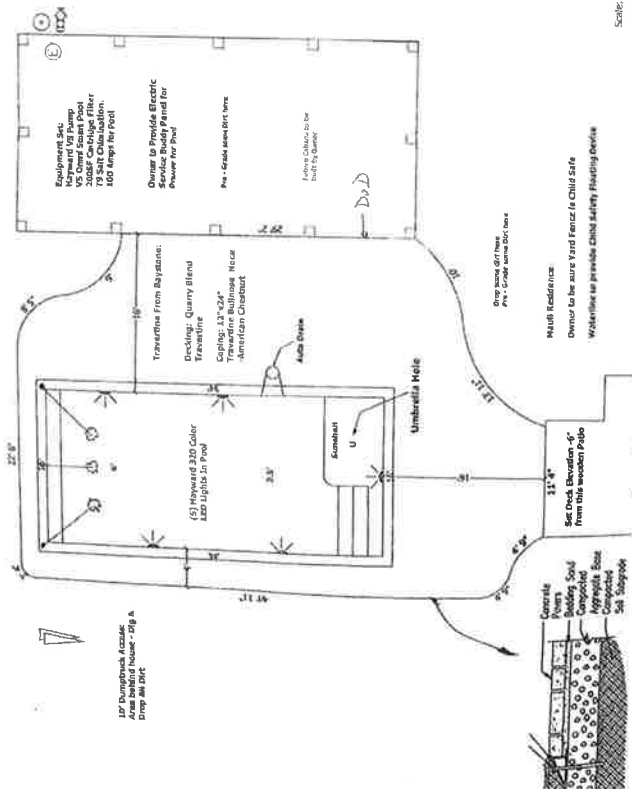


Exhibit B

Spring/repair yes no

Sid/landscape repair yes no

Note: All measurements are
- Approximate and not exact



Scale: 1/8" = 1' L

| GENERAL SPECIFICATIONS | |
|---|---------------------------|
| 1. POOL SIZE | 16' x 33' 0" x 5' 0" N.E. |
| 2. SHAPE | RECT. |
| 3. CAPACITY | 1,100 GALS. POSITIVE 100' |
| 4. COATING | 18" POOL COATING - BROWN |
| 5. COOLING | NO |
| 6. YEAR TYPE | 1988 |
| 7. HOUSING | 18" POOL COATING - BROWN |
| 8. PUMP | 1/2 HP HAYWARD |
| 9. FILTER | 19 SHN CHLORINATOR |
| 10. LIGHTS | 5 LED |
| 11. LOCATION | 18" POOL COATING - BROWN |
| 12. TYPE | 18" POOL COATING - BROWN |
| 13. FINISH | 18" POOL COATING - BROWN |
| 14. HANDING | 18" POOL COATING - BROWN |
| 15. TYPE | 18" POOL COATING - BROWN |
| ADDITIONAL NOTES OWNER TO PROVIDE SERVICE PANEL FOR POWER FOR POOL | |
| BOOKS/COPIES | NO |
| WALL THICKNESS | 5.00000 |
| YEAR BUILT | |
| LEGAL DESCRIPTION OF PROPERTY: LOT 7 BLOCK 2 SUBDIVISION HAZELWOOD PLANTATION PAGES 23 COUNTY OF DEKALB PERMIT ISSUED BY BELLE ISLE | |
| ADDRESS: 11304 W. THAM AVE CITY: DEKALB GA 30030 PERMIT NO. 11304 W. THAM AVE CUSTOMER'S SIGNATURE: [Signature] DATE: 10-31-19 | |

Note: If you are getting too beams the fan and wiring is not included.

Payment Conditions: We will invoice history items ready to be while the excavation is provided. For that reason, we have under 3 days of underground gas rock which is known what is normal. There are however times when we discover included. There will be a charge later on ton included. at the current rate, 1000 to cover the work of the...

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: 12-31-19 P&Z CASE #: 2019-12-025

VARIANCE [checked] SPECIAL EXCEPTION [] OTHER [] DATE OF HEARING: 01-28-20

Table with 2 columns: Applicant/Owner, Address, Phone, Parcel Tax ID #. Applicant: Jeffery + Hilary Maull, 1130 Waltham Ave. Belle Isle, 407-383-7218, 24-23-29-3400-00-072.

LAND USE CLASSIFICATION: LDR ZONING DISTRICT: R1AA

DETAILED VARIANCE REQUEST: Accessory building (pool cabana) in Applicant's back yard - 1,000sf

SECTION OF CODE VARIANCE REQUESTED ON:

- 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... 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.

Labels 28

RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER

- 🔍 Searches
- 🏠 Sales Search
- 📄 Results
- 📄 Property Record Card**
- 🔖 My Favorites

Sign up for e-Notify...

1130 Waltham Ave < 24-23-29-3400-00-072 >

| | |
|----------------------------|-----------------------------|
| Name(s) | Physical Street Address |
| Maul Hilary Wood | 1130 Waltham Ave |
| Maul Jeffery A Sr | Postal City and Zipcode |
| Mailing Address On File | Orlando, Fl 32809 |
| 1130 Waltham Ave | Property Use |
| Belle Isle, FL 32809-4250 | 0103 - Single Fam Class III |
| Incorrect Mailing Address? | Municipality |
| | Belle Isle |



View 2019 Property Record Card

- Property Features
- Values, Exemptions and Taxes**
- Sales Analysis
- Location Info
- Market Stats
- 🔄 Update Information

2020 values will be available in August of 2020.

Property Description

[View Plat](#)

SUB OF HARNEY HOMESTEAD C/53 THE E 175 FT OF W 642.83 FT OF N 119.5 FT OF S 154.5 FT & E 59.68 FT OF W 467.89 FT OF N 18 FT OF S 154.5 FT & E 60.32 FT OF W 408.15 FT OF N 150 FT ALL IN LOT 7 & BEG SE COR OF E 75 FT OF W 269/83 FT OF N 150 FT OF LOT 7 TH RUN E 197.48 FT S00-28-01E 11.10 FT N89-42-36W 197.60 FT N00-08-50E 10.10 FT TO POB

Total Land Area 32,356 sqft (+/-) | 0.74 acres (+/-) GIS Calculated Notice

Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|----------------------|--------|------------|------------|------------|------------------|-------------|
| 0100 - Single Family | R-1-AA | 1 LOT(S) | working... | working... | working... | working... |

Page 1 of 1 (1 total records)

Buildings

| Important Information | | Structure | | | | |
|-----------------------|----------------------------|-----------------------------|---------------------------|------|-----------------------|--------------------------|
| | Model Code: | 01 - Single Fam Residence | Actual Year Built: | 1954 | Gross Area: | 2843 sqft |
| | Type Code: | 0103 - Single Fam Class III | Beds: | 3 | Living Area: | 1870 sqft |
| | Building Value: | working... | Baths: | 2.0 | Exterior Wall: | Aluminum Or Vinyl Siding |
| | Estimated New Cost: | working... | Floors: | 1 | Interior Wall: | Drywall |

Page 1 of 1 (1 total records)

Extra Features

| Description | Date Built | Units | XFOB Value |
|--------------------|------------|-----------|------------|
| FPL2 - Fireplace 2 | 01/01/1954 | 1 Unit(s) | working... |
| PT1 - Patio 1 | 01/01/2005 | 1 Unit(s) | working... |

Page 1 of 1 (2 total records)

This Data Printed on 12/10/2019 and System Data Last Refreshed on 12/09/2019

Response #1 – Special Conditions and/or Circumstances_Section 42-64(1)d:

- A. The Applicant's property is immediately adjacent to a school/sports activity field, which frequently involves football practice and games (including marching band), softball practice and games, soccer practice and games, etc., as well as special school events.
- B. Excessive noise and light are associated with and created by the above-mentioned activities.

Response #2 – Not Self-Created_Section 42-64(1)e:

- A. The special conditions were created by the construction, development, and expansion of the adjacent school/sports field. It should be noted that the Applicant has no control over the development or expansion of the adjacent school.

Response #3 – Minimum Possible Variance_Section 42-64(1)f:

- A. No; the objective cannot be accomplished in another way.
- B. A smaller footprint, within the LDC guidelines, was considered; however, the Applicant's desired improvements and need to block noise/light from school activities could not be accomplished within said guidelines.

Response #4 – Purpose and Intent_Section 42-64(1)g:

- A. None.
- B. The area of the Applicant's collective land is more than 50,000sf. The area of the Applicant's proposed building is 1,000sf. This equates to less than 2% of the Applicant's total land area. Therefore, approval of this zoning variance will have no effect on adjacent properties or the surrounding neighborhood.

New Pool/Deck
under construction
(view facing south
from Applicant's
deck)



PHOTO 1

Scoreboard
(view from
Applicant's
deck)



New Sky Box
and Bleachers

PHOTO 2

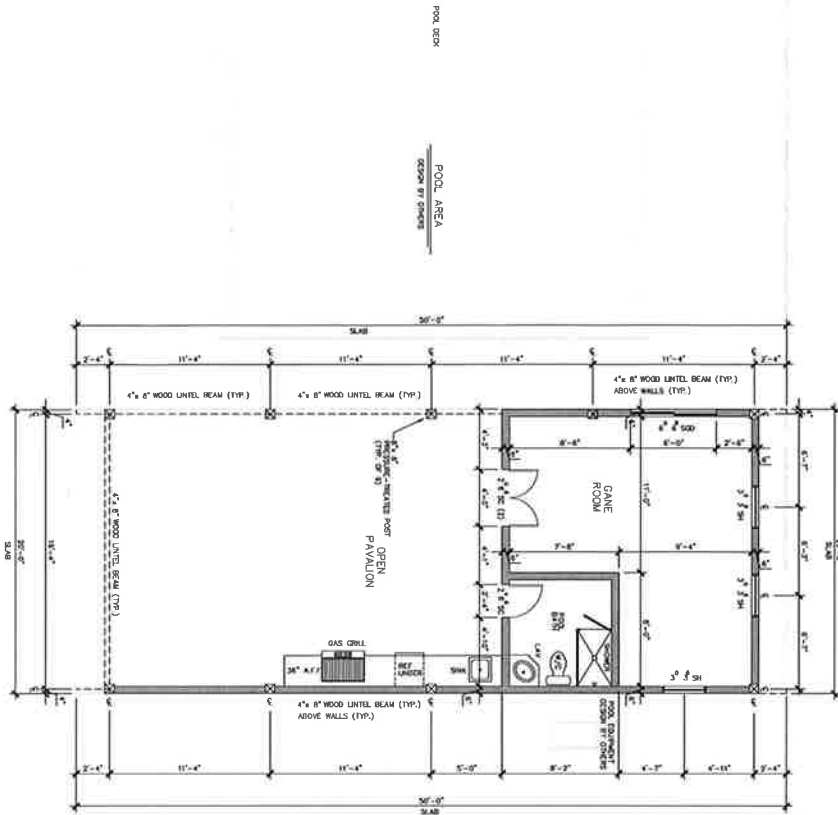


NEW
Skybox and
Bleachers

High Mast
Lights

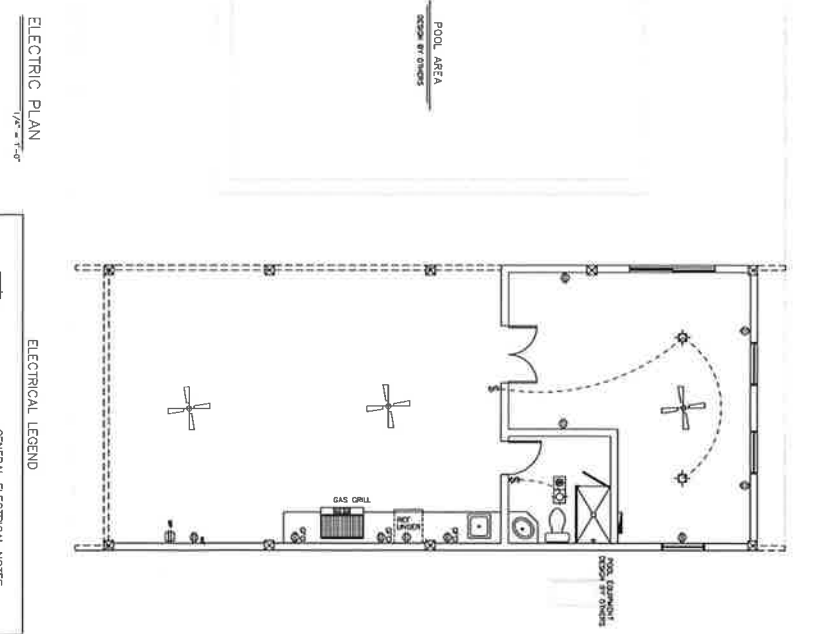
Looking west (view from
Applicant's back yard)

PHOTO 3



FLOOR PLAN
1/2" = 1'-0"

FLOOR PLAN
1/2" = 1'-0"



ELECTRIC PLAN
1/2" = 1'-0"

ELECTRICAL LEGEND

| | | | |
|--|---------------------------------|--|--|
| | ELECTRICAL PANEL | | GENERAL ELECTRICAL NOTES |
| | ELECTRICAL OUTLET | | 1. ALL WIRING & ELECTRICAL SERVICES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL AND STATE CODES. |
| | CEILING FAN | | 2. LOCATION OF FIXTURES AND/OR OUTLETS ARE SHOWN AS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND SPACING PRIOR TO CONSTRUCTION. |
| | ELECTRICAL PANEL WITH GROUNDING | | 3. ELECTRICAL SERVICE AND PANEL SHALL TO BE SPECIFIED ON THE SITE UNLESS OTHERWISE NOTED. |

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR SPECIFICATIONS & DETAILS WITH OWNER, PRIOR TO CONSTRUCTION.

JOB NUMBER
10/10/19
DATE
S.E.W.
DESIGN
SHEET
1

OF 3 SHEETS
FLOOR PLAN
ELEC. PLAN

SCOTT E. WILLIAMS
P.O. Box 580788
ORLANDO, FL 32858
(407) 421-5778
Scott@WilliamsDesignConsulting.com

Maul Residence
1130 Waltham Avenue
Orlando, FL 32809

REVISIONS:
12/15/18