

PUBLIC HEARING CASE #2018-08-057 (CONTINUED FROM JANUARY 22, 2019) - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-73, to allow a maximum building height of 33 feet instead of the standard maximum allowed building height in the C-1 zoning district of 30 feet, and take action on a requested variance from Sec. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicant Capital Lodging, LLC, Located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

Public Hearing Case #2018-08-062 (CONTINUED FROM JANUARY 22, 2019) - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by APPLICANT Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

February 19, 2019 - Continuance Request

- Meeting the requirements of the Planning and Zoning Board following the last meeting took a little more time than we anticipated. For this reason, the applicant apologizes to the Board for the delay and would like to kindly request a continuance from the Feb 26th meeting to the March 26th meeting.
- I have copied Ms. Yolanda Quiceno to make this formal request in writing on behalf of the Applicant.

Security Camera

- The applicant has coordinated to get two quotes from security camera systems from security companies. As requested by the Board, the applicant commits to installing a security camera system as part of the renovation project as construction crews will be mobilized at that time and better able to extend wires, etc.

Extended Stay Definition

- I obtained a definition of an extended-stay hotel from the America Planning Association (APA) as follows: “Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes for guests and contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves, and ovens. (Norcross, Ga.)”
- The Applicant indicated that he wants to make clear, again, that he does not plan to have an extended stay brand at this hotel. However, most regular/normal hotel brands are franchises and have specific requirements for each room, including but not limited to, paint color, carpet type and color, style of headboard, style of light fixture, style of door lock, color of vanity, type of mirror, etc. Amongst the franchise requirements most hotel brands require a mini fridge, microwave and a shared small hotel laundry room be provided. These items are considered guest convenience items. The Applicant would like to make it clear that his inclusion of a fridge, microwave and shared laundry room is not to blur the lines and encourage extended stay but to make his hotel conforming so he can attract a regular/normal hotel franchise.

Closure of fence

- The applicant has obtained a contractor proposal to repair the chain link fence. However, his preference is to put in a nicer fence as part of the renovation project since he is spending a lot of money on the overall renovation. So rather than fix the chain link fence and then replace it later on, the Applicant is willing to make this a commitment as part to the renovation project.

Parking

- TPD will provide this ahead of the deadline.

Deadline

- April, please let us know your deadline for document submittal in order for this project to be placed on the March 26th Planning and Zoning Board meeting agenda.