



April Fisher, AICP
fisherpds@outlook.com
407-494-8789

September 13, 2019

Variance Application: 1853 McCoy Road

Applicant Request: VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.65 PARKING SPACES PER HOTEL GUESTROOM IN LIEU OF THE REQUIRED 1 PARKING SPACE FOR EVERY HOTEL GUESTROOM PLUS 1 PER EACH 100 SQUARE FEET OF OFFICE/ LOBBY, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73 (A), TO ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 33 FEET IN LIEU OF THE REQUIRED 30 FEET MAXIMUM BUILDING HEIGHT IN THE C-1 ZONING DISTRICT, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-76 (3) (A) (1), TO ALLOW FOR NO TREES ALONG A PORTION OF THE MCCOY ROAD RIGHT-OF-WAY IN LIEU OF THE REQUIRED ONE TREE FOR EACH 30 LINEAR FEET OR FRACTION THEREOF, 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.

Zoning/ Existing Use: C-1 commercial/ Existing Hotel

Review Comments

This variance application seeks a variance as identified above. The property is currently developed with a hotel and the applicant is seeking to add additional rooms to the hotel.

The applicant has provided supporting documentation addressing the variance criteria.

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):

- a) Special conditions for this property exist with respect to meeting maximum height requirements. There is an existing hotel that is 33 feet in height. The application is seeking to match the height of this existing building with the proposed building addition.
- b) There are utilities and easements within the South buffer area, which the applicant can not change or control. This presents a special condition in which tree planting is prohibited so as not to interfere with the utility provision.

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

The request for a variance is not self-created as the application is seeking entitlements that match the existing building design and height and placement of the utilities and easement are currently in place.

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

- a) The requested variance from the height requirement is the minimum possible variance to make reasonable use of the land. The proposed height increase does not exceed the height of the existing building.
- b) If trees are placed along the southern property line adjacent to McCoy Road, parking spaces would be required to be lost, which would additionally impact the need to meet parking. Weighing both concerns together, releasing the requirement for the trees is the minimal possible variance needed.

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

The requested variances are in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood given that the existing hotel on the property is already at a maximum height of 35 feet, and the site is currently developed without a row of trees along the southern property line.

5. With respect to the requested variance for a parking ratio of 0.65 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, as identified in the alternative Parking Demand Study prepared by Traffic Planning and Design, Inc., July 2019. Many hotel guests, particularly in close proximity to an airport, do not have cars at the hotel, but use some type of public or for-hire transportation. The proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition.

The ratio requested in the variance is lower to account for the tree variance possibly not being granted. In the event of this, the applicant would need to remove parking spaces to accommodate the required trees. In this case, the parking would be lower than the planned 0.72 parking spaces per room shown on the Concept Plan. The 0.65 parking spaces per room is the alternative ratio identified for this site in the Study Conclusions of the Parking Demand Study prepared by Traffic Planning and

Design, Inc., July 2019. If the tree variance is granted, staff recommends that a parking ratio of 0.72 spaces per hotel guest room be approved instead of the 0.65 ratio.

Staff provides a recommendation to approve the requested variances as discussed above.

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.