

ITEM 5

MEMORANDUM

TO: Planning and Zoning Board

DATE: January 15, 2021

PUBLIC HEARING CASE #2021-01-005 - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (A) (6), (7), AND (D) (1) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A STRUCTURE TO BE LOCATED WITHIN THE REQUIRED SETBACKS FROM THE 86.9 CONTOUR LINE OR NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT RICHARD ANDERSON, LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-1678-00-370.

Background:

1. On January 6, 2021, on behalf of the homeowner, Richard Anderson submitted a request, application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 16, 2021, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on January 14, 2021.

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. 50-102 (A) (6), (7), AND (D) (1) AND SEC. 42-64** of the Belle Isle Land Development Code having been met **TO APPROVE A STRUCTURE TO BE LOCATED WITHIN THE REQUIRED SETBACKS FROM THE 86.9 CONTOUR LINE OR NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT RICHARD ANDERSON, LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-1678-00-370.**

SAMPLE MOTION TO DENY:

"I move, the justifying criteria of the Belle Isle Land Development Code **SEC. 50-102 (A) (6), (7), AND (D) (1) AND SEC. 42-64, AND SUBSECTIONS: having NOT been met TO DENY A STRUCTURE TO BE LOCATED WITHIN THE REQUIRED SETBACKS FROM THE 86.9 CONTOUR LINE OR NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT RICHARD ANDERSON, LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-1678-00-370.**

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 15, 2021

Variance Application: 3625 WATERS EDGE DRIVE

Applicant Request: PUBLIC HEARING CASE #2021-01-005 - PURSUANT TO BELLE ISLE CODE SEC. 50-102 (A) (6), (7), AND (D) (1) AND SEC. 42-64, THE BOARD SHALL CONSIDER AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A STRUCTURE TO BE LOCATED WITHIN THE REQUIRED SETBACKS FROM THE 86.9 CONTOUR LINE OR NORMAL HIGH WATER ELEVATION OF LAKE CONWAY, SUBMITTED BY APPLICANT RICHARD ANDERSON, LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FL 32812 ALSO KNOWN AS PARCEL #20-23-30-1678-00-370.

Existing Zoning/Use: Residential / Single-Family Home

This variance application seeks a variance as identified above. The applicant has provided supporting documentation addressing the variance criteria.

The application requests a variance from the 50-foot building setback from the Normal High Water Elevation (NHWE) for an addition to the primary residence that has already been constructed on the property.

Previously, the area was a porch. Now that it has become part of the primary building structure and enclosed as the kitchen for the house, it must conform to the 50-foot setback or receive a variance to be closer than 50 feet. The patio just beyond the kitchen also has a roof which must conform to the 50-foot setback or receive a variance. Because of these conditions, the necessary variance is 8.31 feet. The porch with the roof is 41.69 feet from the NHWE.

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):

The application requests a variance from the 50-foot building setback from the NHWE for an addition that has already been constructed on the property. The special condition with the subject property is that the rear property line is not parallel to the front property line. This results in a portion of the rear yard being closer to the Normal High Water Elevation.

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

The request for a variance is not self-created as the property lines

were drawn prior to the property owner seeking to convert the area to a kitchen and covered patio.

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

The requested variance is the minimum possible variance to make reasonable use of the land. The application does not seek to extend the existing development footprint closer to the water for the kitchen and covered patio but because the rear property line is at an angle, the side of the house where the kitchen and covered patio are located is closer to the NHWE and is how the 50-foot setback is encroached.

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

The requested variance is in harmony with the general purpose and intent of the Land Development Code and therefore is not injurious to the neighborhood, nor detrimental to the public welfare, and will not be contrary to the public interest. This is because the application does not seek to extend an existing footprint closer to the lake.

Staff provides a recommendation to approve the requested variance based on meeting all the above criteria. The Land Development Code provides in Sec. 42-64 (1) h. that unless all criteria are met, a variance should not be approved.

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.

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 1/6/2021

P&Z CASE #: 2021-01-005

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: 1/26/2021

APPLICANT: Richard Anderson

OWNER: Pablo Rosenberg Revocable Trust

ADDRESS: 732 Cheviot CT

3625 Waters Edge Dr

Apopka, FL 32712

Belle Isle, FL 32812

PHONE: 407-280-1003

407-468-7678

PARCEL TAX ID #: 20-23-30-1678-00-370

LAND USE CLASSIFICATION: O131-SFR ZONING DISTRICT: RIA

DETAILED VARIANCE REQUEST: Requesting variance on setback from high water mark on canal front.

SECTION OF CODE VARIANCE REQUESTED ON: 42.64

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 of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

[Signature]
APPLICANT'S SIGNATURE

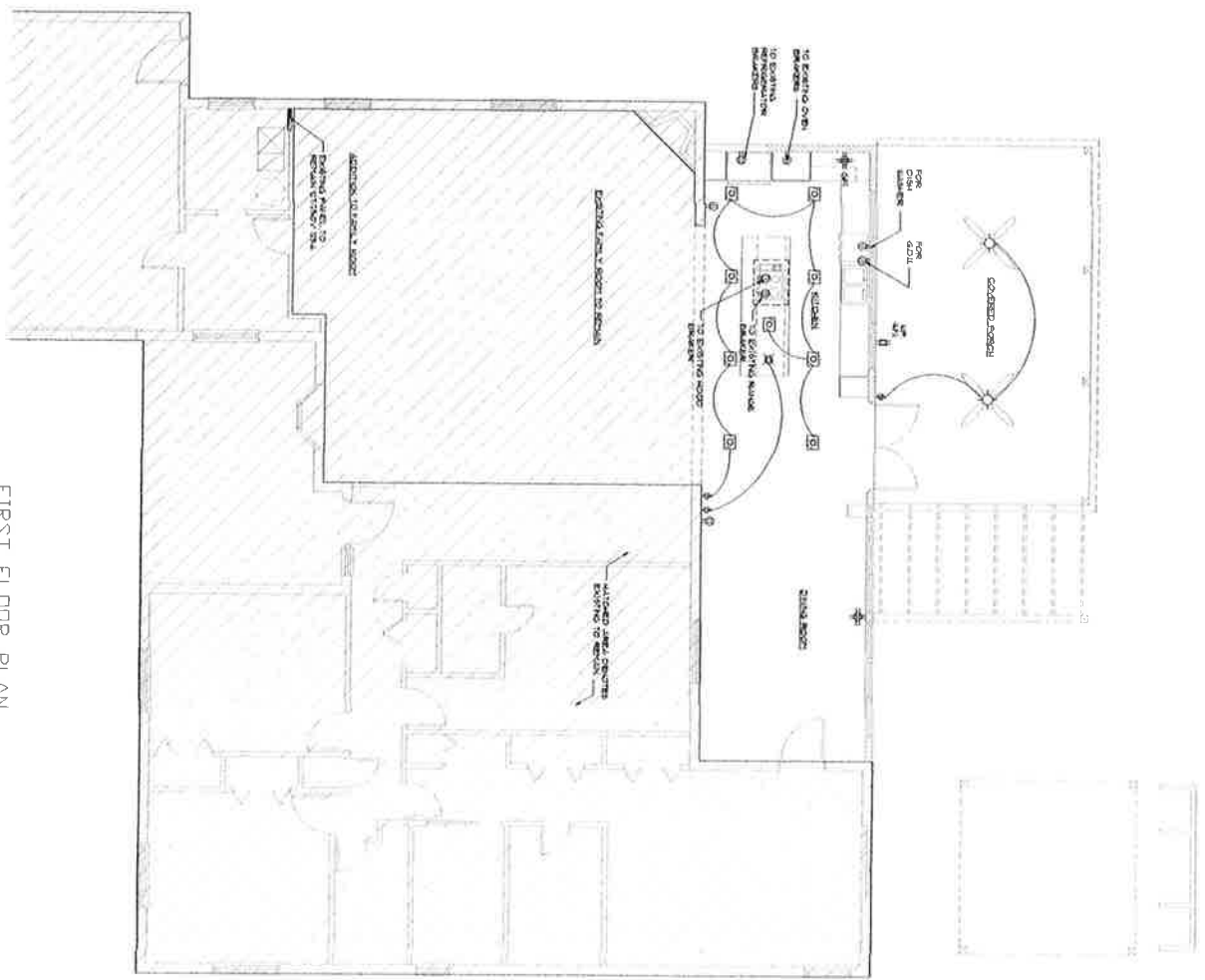
[Signature]
OWNER'S SIGNATURE

FOR OFFICE USE ONLY:	FEE: \$150.00	<u>1/12</u> Date Paid	<u>2244</u> Check/Cash	<u>HRP</u> Rec'd By
Determination	_____			
Appealed to City Council: <input type="checkbox"/> Yes <input type="checkbox"/> No	Council Action: _____			

LETTER	DESCRIPTION	SYMBOL	LETTER	DESCRIPTION	SYMBOL
1	NOV. RECEPTACLE	⊖	1	4" ESCALATED	⊖
2	120V RECEPTACLE	⊖	2	CELLULAR DATA	⊖
3	240V RECEPTACLE	⊖	3	CELLULAR DATA	⊖
4	EXTERIOR LIGHT	⊖	4	CELLULAR DATA	⊖
5	EXTERIOR LIGHT	⊖	5	CELLULAR DATA	⊖
6	EXTERIOR LIGHT	⊖	6	CELLULAR DATA	⊖
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100	EXTERIOR LIGHT	⊖	100	CELLULAR DATA	⊖

SCOPE OF THE WORK

- EXISTING ELECTRICAL PANEL AND WIRING SHALL REMAIN AS NOTED.
- WIRING BEYOND THE EXISTING PANELS SHALL BE REWIRING TO SERVICE.
- ONLY SERVICE CIRCUIT SHALL BE USED FOR NEW LOADS.
- VERIFY SIZE OF ELECTRICAL SERVICE PATTERN LOCATION.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET E/01 OF 8	DATE	RABITS & ROMANO ARCHITECTURE 5377 S ORANGE AVE. SUITE 105 ORLANDO, FL 32839 TEL: 407-99-0130 FAX: 407-99-0130 info@rabitsromano.com www.rabitsromano.com	ADDITION SINGLE FAMILY RESIDENCE 3625 WATER EDGE DRIVE ORLANDO, FL	ELECTRICAL PLAN	PROJECT NO.
	DRAWN BY				DATE
	CHECKED BY				DATE

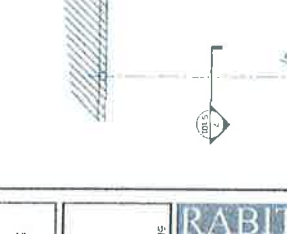
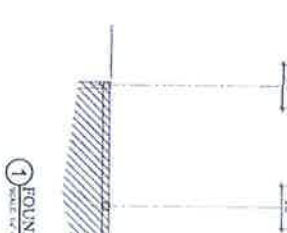
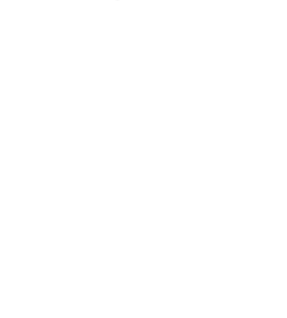
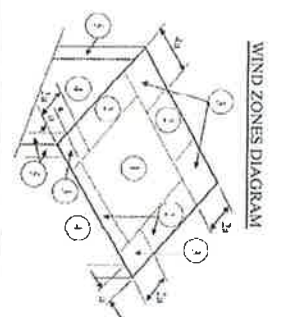
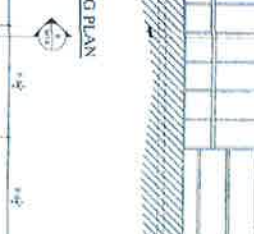
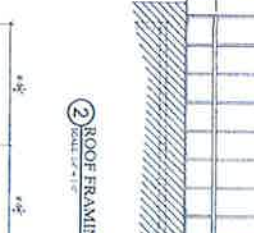
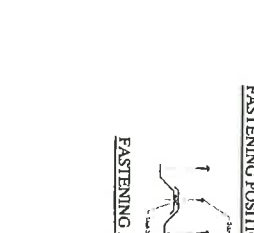
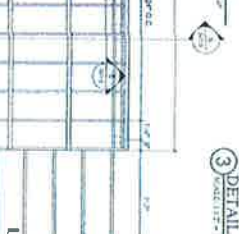
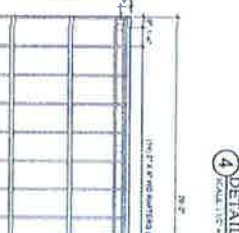
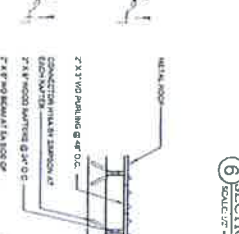
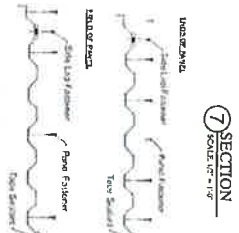
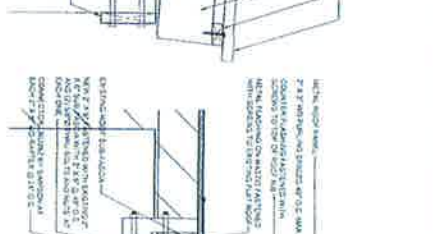
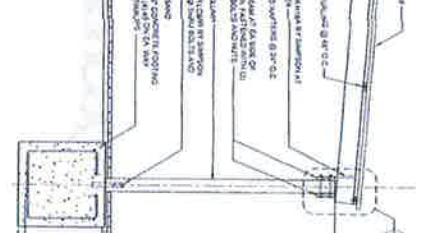
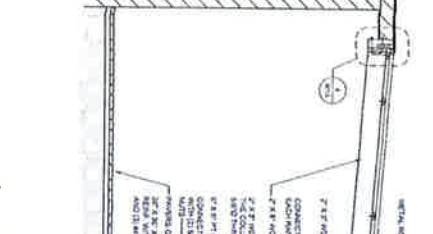
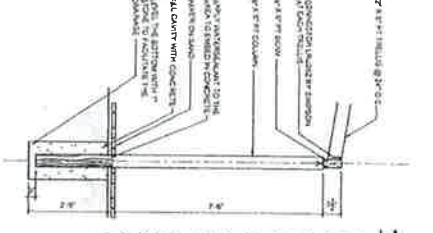
GENERAL REQUIREMENTS

ALL STRUCTURE SHALL BE DESIGNED TO RESIST ALL LOADS AND STRESSES AS SPECIFIED IN THE SPECIFICATIONS AND THE CODES REFERRED TO HEREIN. THE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS: A. STRUCTURAL STEEL: AISC 360-10 B. CONCRETE: ACI 318-11 C. WOOD: NDS 2015 D. ALUMINUM: AIAA 9003-10 E. GLASS: AIAA 9003-10 F. MASONRY: TMS 402-10 G. FOUNDATIONS: ACI 318-11 H. WIND: ASCE 7-10 I. SEISMIC: IBC 2012 J. OTHER: ALL OTHERS AS SPECIFIED IN THE SPECIFICATIONS AND THE CODES REFERRED TO HEREIN. THE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS: A. STRUCTURAL STEEL: AISC 360-10 B. CONCRETE: ACI 318-11 C. WOOD: NDS 2015 D. ALUMINUM: AIAA 9003-10 E. GLASS: AIAA 9003-10 F. MASONRY: TMS 402-10 G. FOUNDATIONS: ACI 318-11 H. WIND: ASCE 7-10 I. SEISMIC: IBC 2012 J. OTHER: ALL OTHERS AS SPECIFIED IN THE SPECIFICATIONS AND THE CODES REFERRED TO HEREIN.

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WIND ZONES DIAGRAM

SECTION 7
SCALE: 1/2\"/>

SECTION 6
SCALE: 1/2\"/>

SECTION 5
SCALE: 1/2\"/>

DETAIL 4
SCALE: 1/2\"/>

DETAIL 3
SCALE: 1/2\"/>

FOUNDATION PLAN
SCALE: 1/2\"/>

NO.	REVISIONS
1	
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10	

PROJECT NO. _____
DATE: 06-29-2010

STRUCTURAL DETAILS

ADDITION
SINGLE FAMILY RESIDENCE
3625 WATER EDGE DRIVE
ORLANDO, FL

06900092V
PLANNING
DESIGN

3121 S. ORLANDO AVE.
SUITE 10 ORLANDO, FL 32839
TEL: 407-499-0300
FAX: 407-233-4800
www.rabbitsandromano.com

DATE _____
SHEET 5 OF 5

Detailed Variance Request:
Pablo Rosenberg Revocable Trust
3625 Waters Edge Drive, Belle Isle

The owner is requesting a variance from the 50' building setback from the Normal High Water Elevation (NHWE). The special condition is that the rear property line is not parallel to the front property line. This results in a portion of the rear yard being closer to the Normal High Water Elevation. Additionally, the canal has created a uniquely configured lot as shown in the maps and survey.

The existing structure has been in place since approximately 2010 without any complaints from the neighbors. It has not had a deleterious effect on the neighborhood. Many of the adjacent homes are as close, and in some cases, closer to the Normal High Water Elevation. I have enclosed photos of the home as well as an overview of the adjacent properties in the neighborhood. Your consideration is greatly appreciated. Please grant this request for variance.

Rosemberg Variance Request – Application Supplement

Special Conditions and/or Circumstances, Section 42-64 (1) d

The special condition to this property is the canal creates a property line that is not parallel to the front property line. The house was placed as close to the front property line as possible. This still creates a problem with a portion of the rear yard being closer to the Normal High Water Elevation.

Not Self-Created, Section 42-64 (1) e

The canal was existing and the property lines were already drawn when the building was purchased.

Minimum Possible Variance, Section 42-64 (1) f

The requested variance is the minimum possible variance to make reasonable use of the land. Because the rear property line is at an angle and the canal bisects the property, is the reason for the encroachment.

Purpose and Intent, Section 42-64 (1) g

The requested variance is in harmony with the general purpose and intent of the code and is not detrimental to the neighbors or neighborhood, public welfare and will not be contrary to public interests.

RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER

- Searches
- Sales Search
- Results
- Property Record Card
- My Favorites

Sign up for e-Notify...

3625 Waters Edge Dr < 20-23-30-1678-00-370 >

Parcel(s)
Pablo Roseberg Revocable Trust
 Physical Street Address
3625 Waters Edge Dr
 Mailing Address On File
 Postal City and Zipcode
C/O Pablo Roseberg Trustee
3625 Waters Edge Dr
Orlando, FL 32812
 Belle Isle, FL 32812-3513
 Property Use
0131 - Sfr - Canal Front
 Municipal Address?
 Municipality
Belle Isle



View 2020 Property Record Card

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

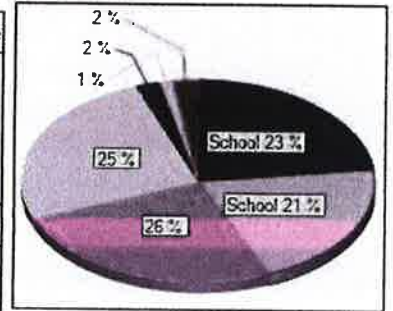
Historical Value and Tax Benefits

Has Homestead in 2021

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2020	\$225,000	+ \$224,993	+ \$24,000 =	\$473,993 (11%)	\$303,695 (2.3%)
2019	\$195,000	+ \$208,889	+ \$24,000 =	\$427,889 (7.2%)	\$296,867 (1.9%)
2018	\$170,000	+ \$205,212	+ \$24,000 =	\$399,212 (9.2%)	\$291,332 (2.1%)
2017	\$170,000	+ \$201,559	+ \$24,000 =	\$395,559	\$285,340

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2020	\$25,000	\$25,000	\$0	\$170,298	\$3,509
2019	\$25,000	\$25,000	\$0	\$131,022	\$2,895
2018	\$25,000	\$25,000	\$0	\$107,880	\$2,529
2017	\$25,000	\$25,000	\$0	\$110,219	\$2,595

2020 Tax Breakdown



2020 Taxable Value and Certified Taxes

TAX YEAR | 2020 • 2019 • 2018 • 2017

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$303,695	\$25,000	\$278,695	3.6090 (-6.53%)	\$1,005.81 23 %
Public Schools: By Local Board	\$303,695	\$25,000	\$278,695	3.2480 (0.00%)	\$905.20 21 %
Orange County (General)	\$303,695	\$50,000	\$253,695	4.4347 (0.00%)	\$1,125.06 26 %
City Of Belle Isle	\$303,695	\$50,000	\$253,695	4.4018 (0.00%)	\$1,116.71 25 %
Library - Operating Budget	\$303,695	\$50,000	\$253,695	0.3748 (0.00%)	\$95.08 2 %
St Johns Water Management District	\$303,695	\$50,000	\$253,695	0.2287 (-5.26%)	\$58.02 1 %
Lake Conway Mstu	\$303,695	\$50,000	\$253,695	0.4107 (0.00%)	\$104.19 2 %
			16.7077		\$4,410.07

2020 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$252.84	\$252.84
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$120.00	\$120.00
				\$372.84

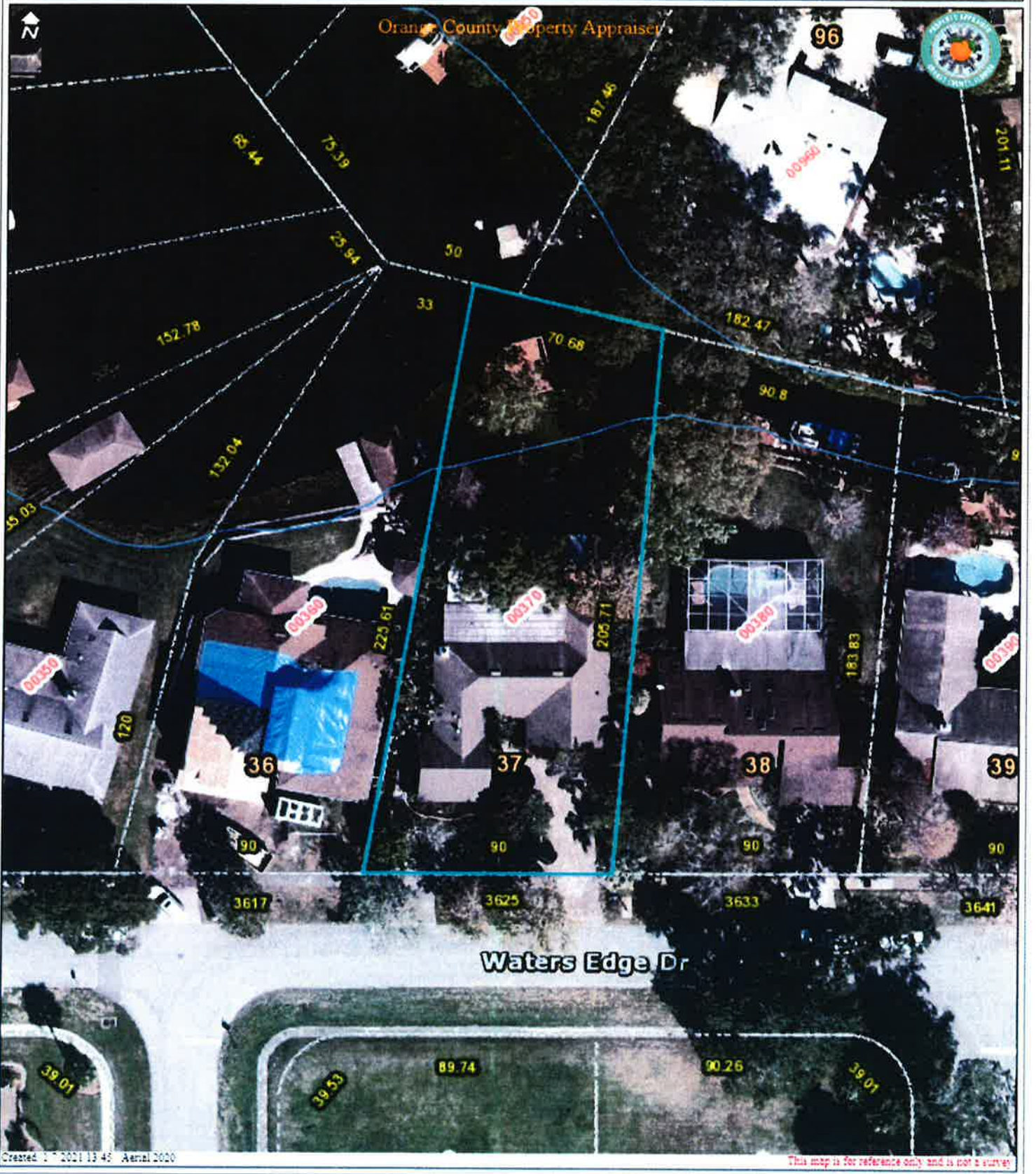
2020 Gross Tax Total: \$4,782.91

2020 Tax Savings Tax Savings

Your property taxes without exemptions would be: \$7,919.33
 Your ad-valorem property tax with exemptions is: - \$4,410.07

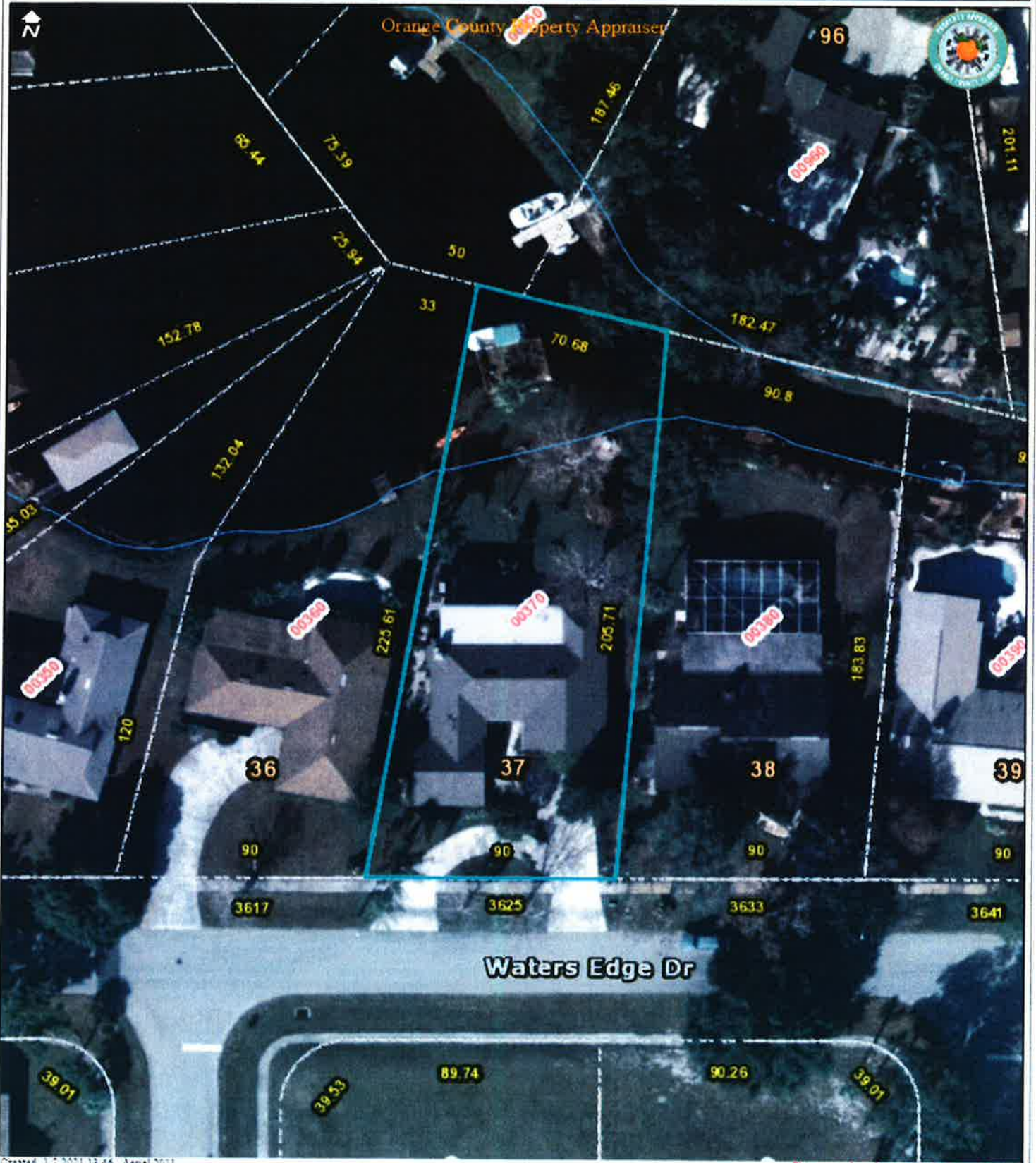
OCPA Web Map

Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6 Lot Number
Florida Turnpike	Brick Road	Agriculture	Agricultural/Curtage	Lakes and Rivers	00360 Parcel Number
Interstate 4	Gated Roads	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Toll Road	Road Under Construction	Governmental/Institutional/Misc.	Waste Land	Block Number	111.9 Parcel Dimension
	Lot Line				



OCA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Lakes and Rivers	<i>0506.0</i>	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Religious		Waste Land	E	Block Number
										111.9	Parcel Dimension

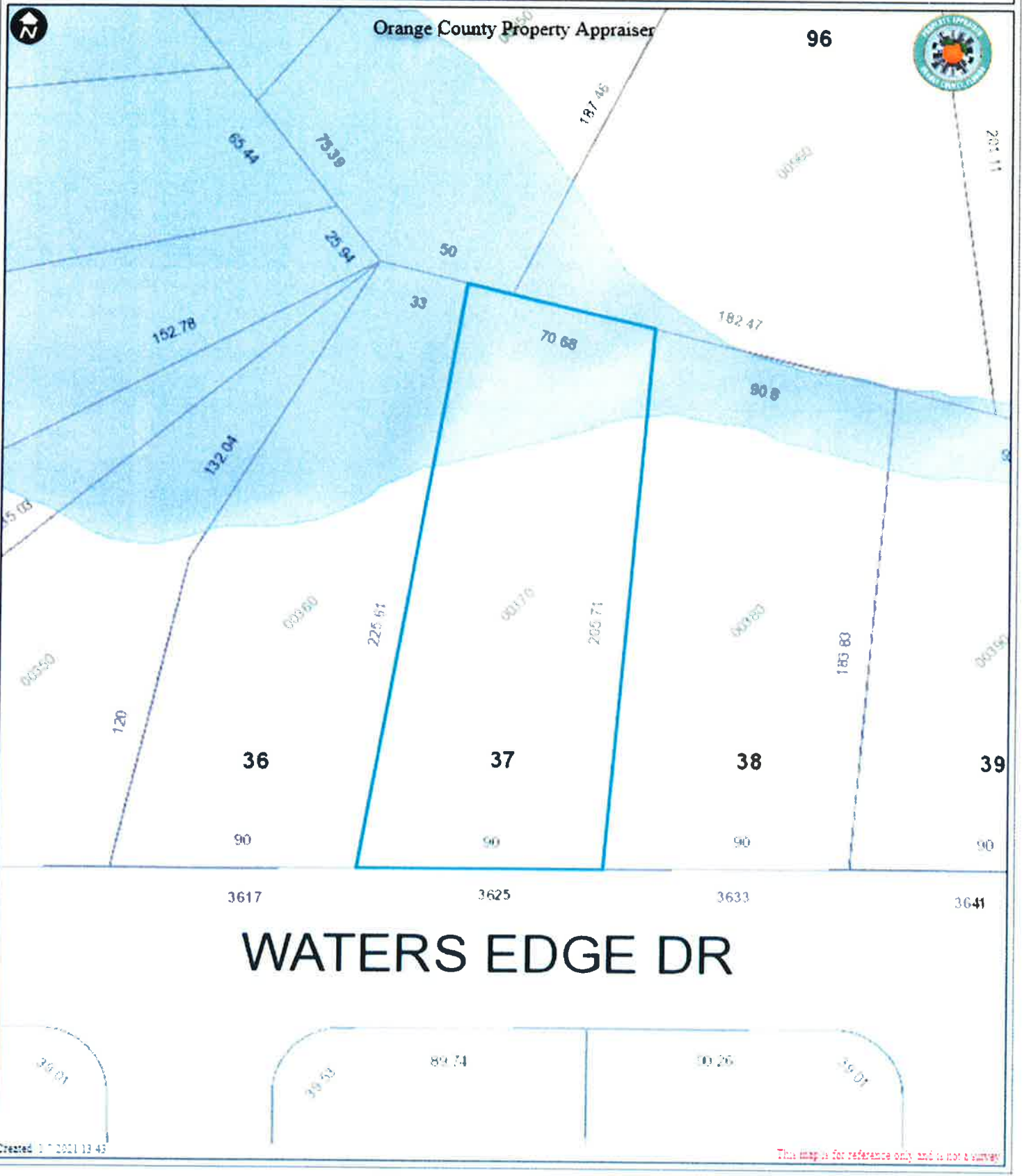


Created: 1/7/2021 13:46 Aerial 2011

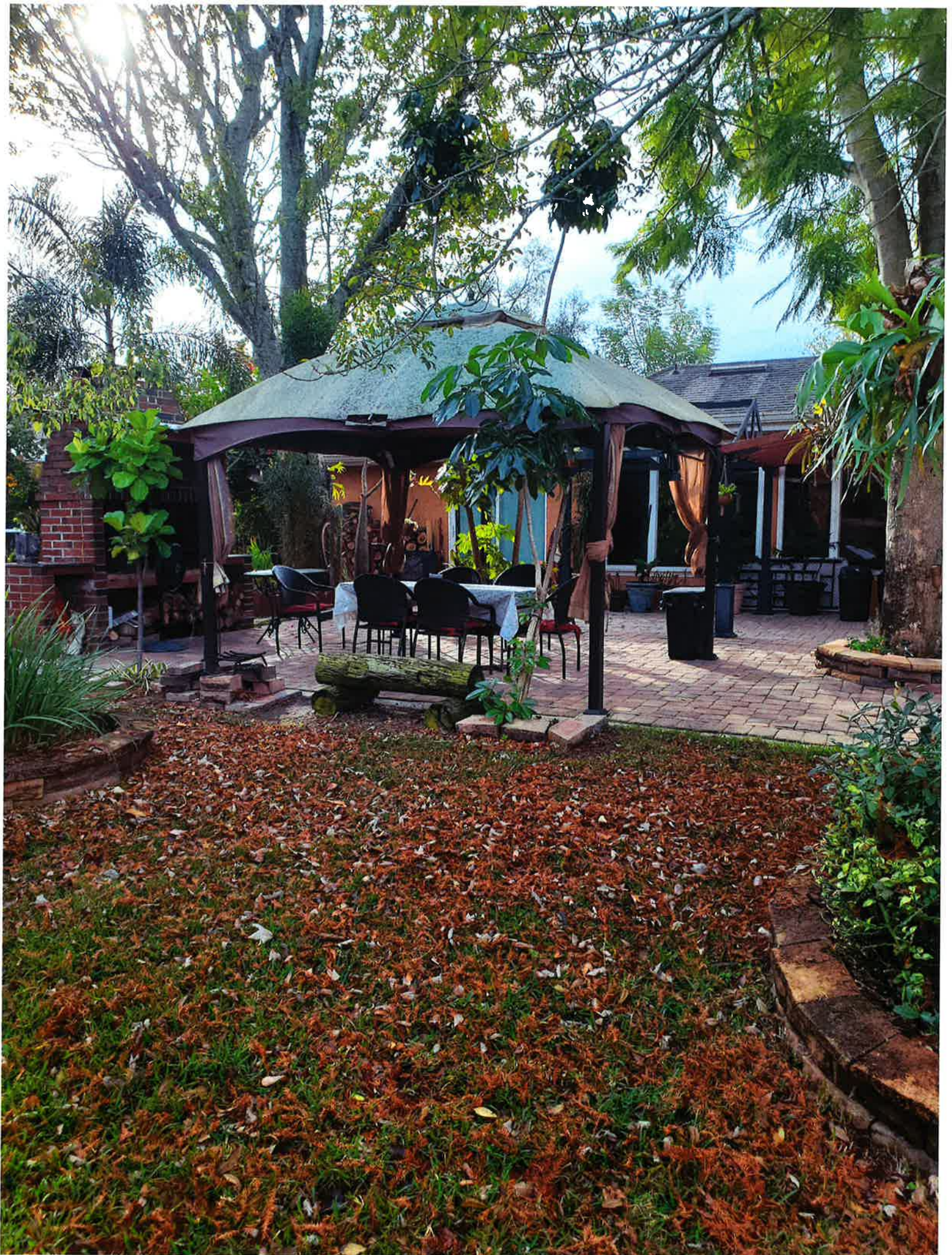
This map is for reference only and is not a survey.

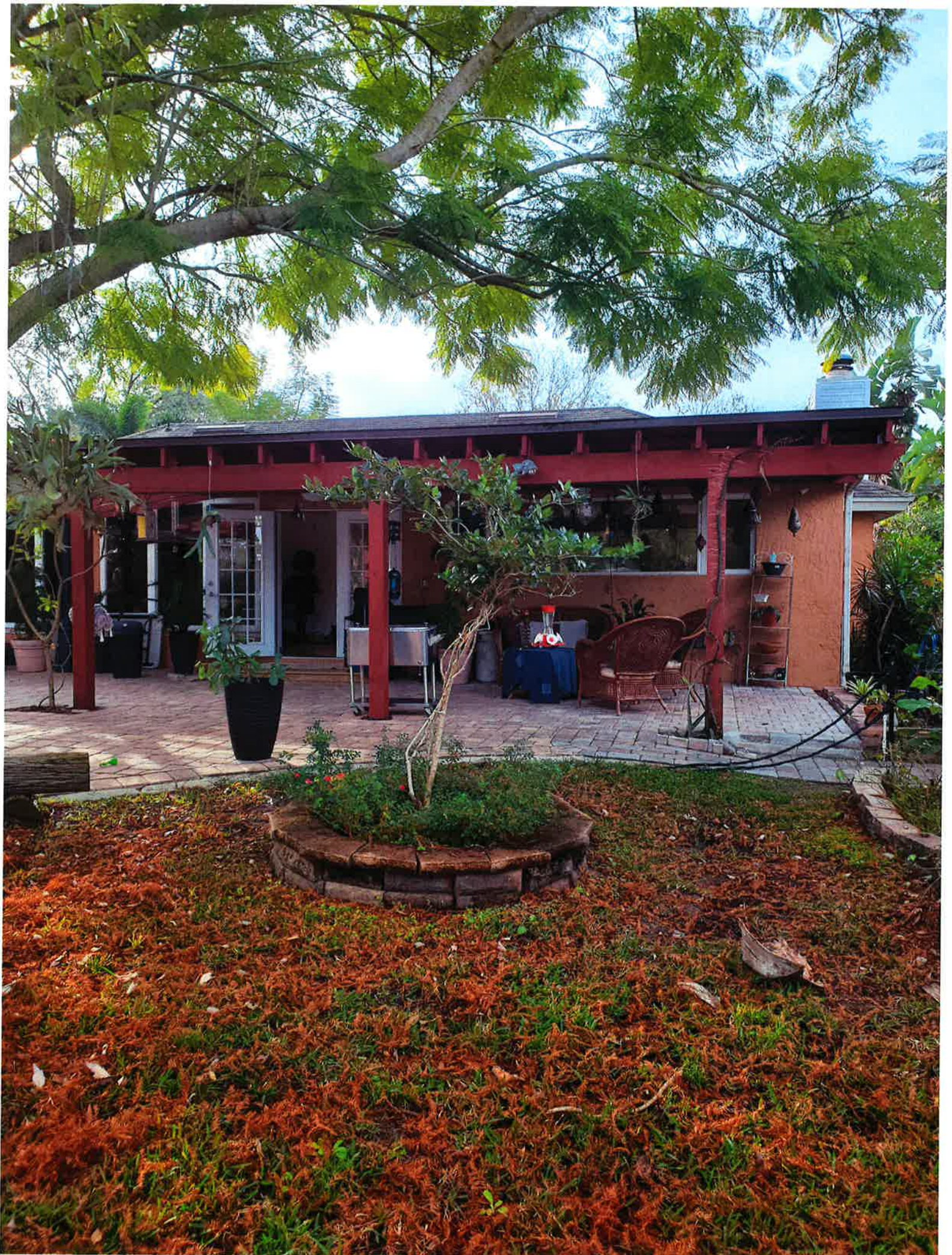
OCPA Web Map

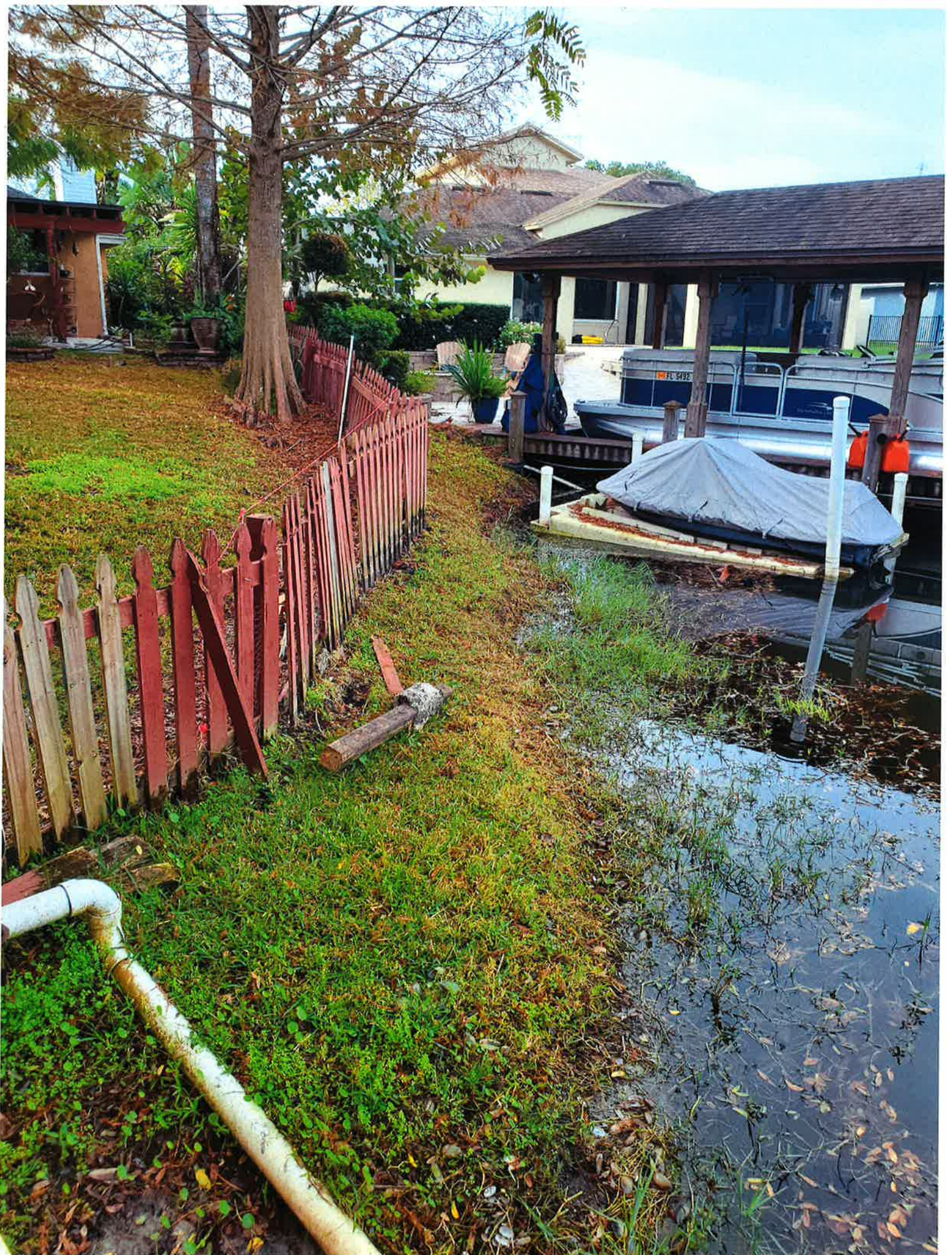
Florida Turnpike	Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	Lot Number
Interstate 4	Public Roads	Brick Road	Agriculture	Agricultural Cartilage	Lakes and Rivers	Parcel Number
Toll Road	Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	Parcel Address
Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	Block Number	Parcel Dimensions	



This map is for reference only and is not a survey.









LEGAL DESCRIPTION (O.R.B. 10649, PG. 1009)

SURVEYOR'S NOTES:

LOT 37. CONWAY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

1. BEARINGS ARE BASED ON THE MONUMENTED NORTH R/W LINE OF WATERS EDGE DRIVE, AS N89°59'34"E, PER PLAT ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A CARLSON CR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRX5 GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
4. SURVEY PERFORMED IN THE FIELD ON DECEMBER 08, 2020.
5. SURVEYOR WAS NOT PROVIDED A COPY OF THE TITLE COMMITMENT AND SURVEYOR DID NOT ABSTRACT SUBJECT.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X, AND ZONE AE (EL.88) AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. ACCORDING TO THE FIRM MAP NUMBER 12095C0430F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.
10. NORMAL HIGH WATERLINE ELEVATION (NHWE) WAS TAKEN FROM ORANGE COUNTY LAKE INDEX.
11. ELEVATIONS ARE BASED ON ORANGE COUNTY PUBLISHED DATUM, BENCHMARK EW-2, CHISLED SQUARE IN SW CURB OF BRIDGE AT 524 HARBOUR ISLAND ROAD ELEV. 95.70 NVGD 88.

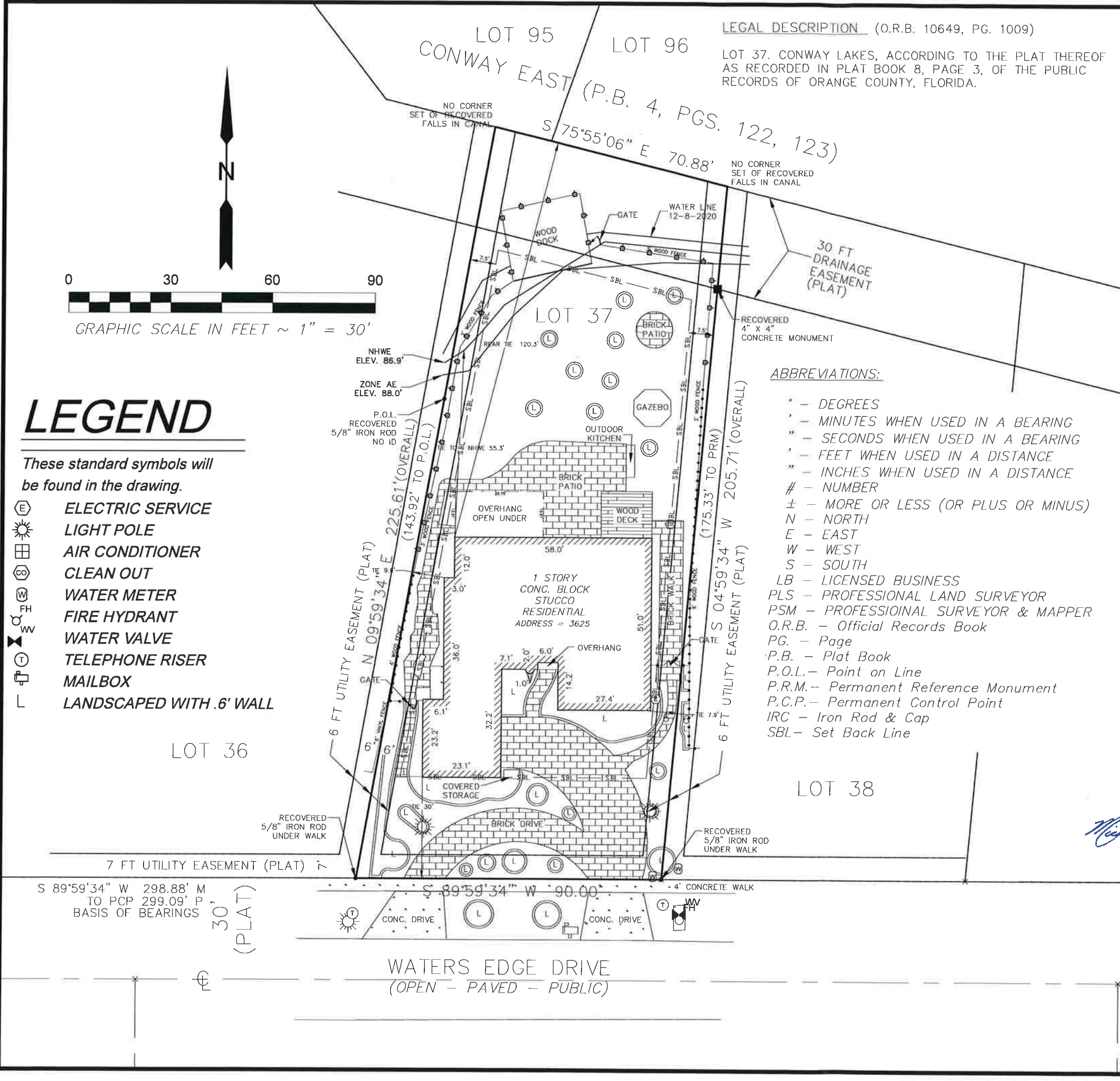
LEGEND

These standard symbols will be found in the drawing.

- ELECTRIC SERVICE
- LIGHT POLE
- AIR CONDITIONER
- CLEAN OUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- MAILBOX
- LANDSCAPED WITH .6' WALL

ABBREVIATIONS:

- ° - DEGREES
- ' - MINUTES WHEN USED IN A BEARING
- " - SECONDS WHEN USED IN A BEARING
- ' - FEET WHEN USED IN A DISTANCE
- " - INCHES WHEN USED IN A DISTANCE
- # - NUMBER
- ± - MORE OR LESS (OR PLUS OR MINUS)
- N - NORTH
- E - EAST
- W - WEST
- S - SOUTH
- LB - LICENSED BUSINESS
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- O.R.B. - Official Records Book
- PG. - Page
- P.B. - Plat Book
- P.O.L. - Point on Line
- P.R.M. - Permanent Reference Monument
- P.C.P. - Permanent Control Point
- IRC - Iron Rod & Cap
- SBL - Set Back Line



SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: PABLO ROSENBERG REVOCABLE TRUST THAT:

THE SURVEY WAS MADE ON THE GROUND ON DECEMBER 08, 2020 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND RECOVERED MONUMENTATION. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

Michael T. Rudd

Michael T Rudd

Digitally signed by Michael T Rudd
DN: c=US, o=Unaffiliated, ou=A01427E000001698, A88E0B8000014EA, cn=Michael T Rudd
Date: 2020.12.11 09:09:26 -05'00'

MICHAEL T. RUDD, PLS SIGNED

LAND TITLE SURVEYOR
REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Boundary & Location Survey:
PREPARED FOR:
Pablo Rosenberg Revocable Trust, dated September 26, 2013,
Pablo Rosenberg, Trustee

WWW.MICHAELTRUDD.COM
1210 BAHAMA DRIVE,
ORLANDO, FL 32806
PHONE: 407-342-0676
michael@michaeltrudd.com

RUDD

MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying - Platting - Lot Split - Site Plans & Expert Witness

DWG NO.: R99-179.dwg
FIELD BOOK: R99-179.RW5
DRAWN BY: SDB CHK BY: MTR
SCALE: 1" = 30'
DRAWING DATE:
SHEET 1 OF 1