
NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 7

MEMORANDUM

TO: Planning and Zoning Board

DATE: January 11, 2019

ORDINANCE 19-01: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED BEHIND 2635 MCCOY ROAD, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

Background:

1. On January 3, 2019, City of Belle Isle submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 2019.

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 recommend approval of Ordinance 19-01 to City Council for review and consideration.

ORD 19-01 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED behind 2635 mccoys road, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE

SAMPLE MOTION TO DENY:

"I deny approval of Ordinance 19-01 as written.

ORD 19-01 - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED behind 2635 mccoys road, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION

**** Per LDC, Chap. 42, Art. III, Sec. 42-61, a \$165.00 filing fee must be attached with EACH application ****

Parcel ID#: 30-23-30-0000-00-020

Date of Request: December 27, 2018

Applicant's Name: City of Belle Isle

Owner's Name: City of Belle Isle

Applicant's Address: 1600 Nela Ave.

Owner's Address: 1600 Nela Ave.

City, State, Zip: Belle Isle, FL 32809

City, State, Zip: Belle Isle, FL 32809

Applicant's Phone #: 407-851-7730

Owner's Phone #: 407-851-7730

Applicant's Email: bfrancis@belleislefl.gov

Owner's Email: bfrancis@belleislefl.gov

Request is hereby made for a change in Zoning Classification from C-1 to OS.

Current Use is: Vacant Land

Previous Use was: Orchard

Reason for request and proposed use (required): The City of Belle Isle is requesting the change to Open Space (OS) to keep the land in its natural state and act as a buffer between the Commercial District on McCoy Road and the residential housing on Trentwood Blvd. The open space will also allow for a refuge for animals and birds.

If Owner owns any adjacent parcels, please list Parcel ID #s: None

Applicant Signature: [Signature] CITY MANAGER Owner Signature: [Signature]

****A COMPLETE SURVEY MUST ACCOMPANY ALL REZONING APPLICATIONS****

FOR OFFICE USE ONLY:			
Application Recd On	<u>12/2018</u>	Application Recd By	<u>[Signature]</u>
P&Z Case #	<u>2019-01-012</u>	P&Z Hearing Date	<u>Jan 22 2019</u>
\$165.00 Check #/Cash		<u>(City Request)</u>	
P&Z Board Approved or Denied Application? (circle one)			



[Searches](#) [Sales Search](#) [Property Record Card](#) [My Favorites](#)

Sign up for e-Notify...

Mccoy Rd > 30-23-30-0000-00-020 <

Name(s)
City Of Belle Isle

Physical Street Address
Mccoy Rd

Property Name
N/A. Click information icon to contribute.

Postal City and Zipcode
Orlando, FL 32809

Mailing Address On File
1600 Nela Ave

Property Use
8900 - Municipal

Belle Isle, FL 32809-6199
[Incorrect Mailing Address?](#)

Municipality
Belle Isle



Property Description

COMM SE COR GOVERNMENT LOT 5 RUN S89-42-04W ALONG S LINE OF SAID LOT 5 60 FT TH N00-00-51E 200 FT TO POB TH N00-00-51EF 250.8 FT TO SE COR LOT 1 CONWAY SHORES U/58 TH N85-35-39W 119.88 FT TH N81-11-29W112.42 FT TH N77-00-29W 112.42 FT TH N72-49-29W 112.42 FT TH N69-51-34W 47.18 FT TH N68-59-09W 412.65 TH N00-00-51E 53.56 FT TH N68-59-09W 176.35 FT TH S00-30-01W 124.85 FT TH S00-02-31W 35.42 FT TH S68-59-09E 119.92 FT TH S00-01-12W 53.56FT TH S68-59-09E 413.8 TH S69-51-34E 52.21 FT TH S72-49-29E 121.78FT TH S77-00-29E 123.38 TH S81-11-29E 123.66 FT TH S85-35-39E 36.87 FT TH S00-00-51W 36.87 FT TH N89-42-04E 100 FT TO POB. NOTE: S 36.87 FT SHOULD BE SOUTH 106.48 FT PER TRAVERSE.

Total Land Area

175,481 sqft (+/-) | 4.03 acres (+/-) | [GIS Calculated](#) | [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8900 - Municipal	C-1	175481.3 SQUARE FEET	\$2.25	\$394,833	\$0.00	\$394,833

Page 1 of 1 (1 total records)

Buildings

Important Information
Structure

There are no buildings associated with this parcel.

Extra Features

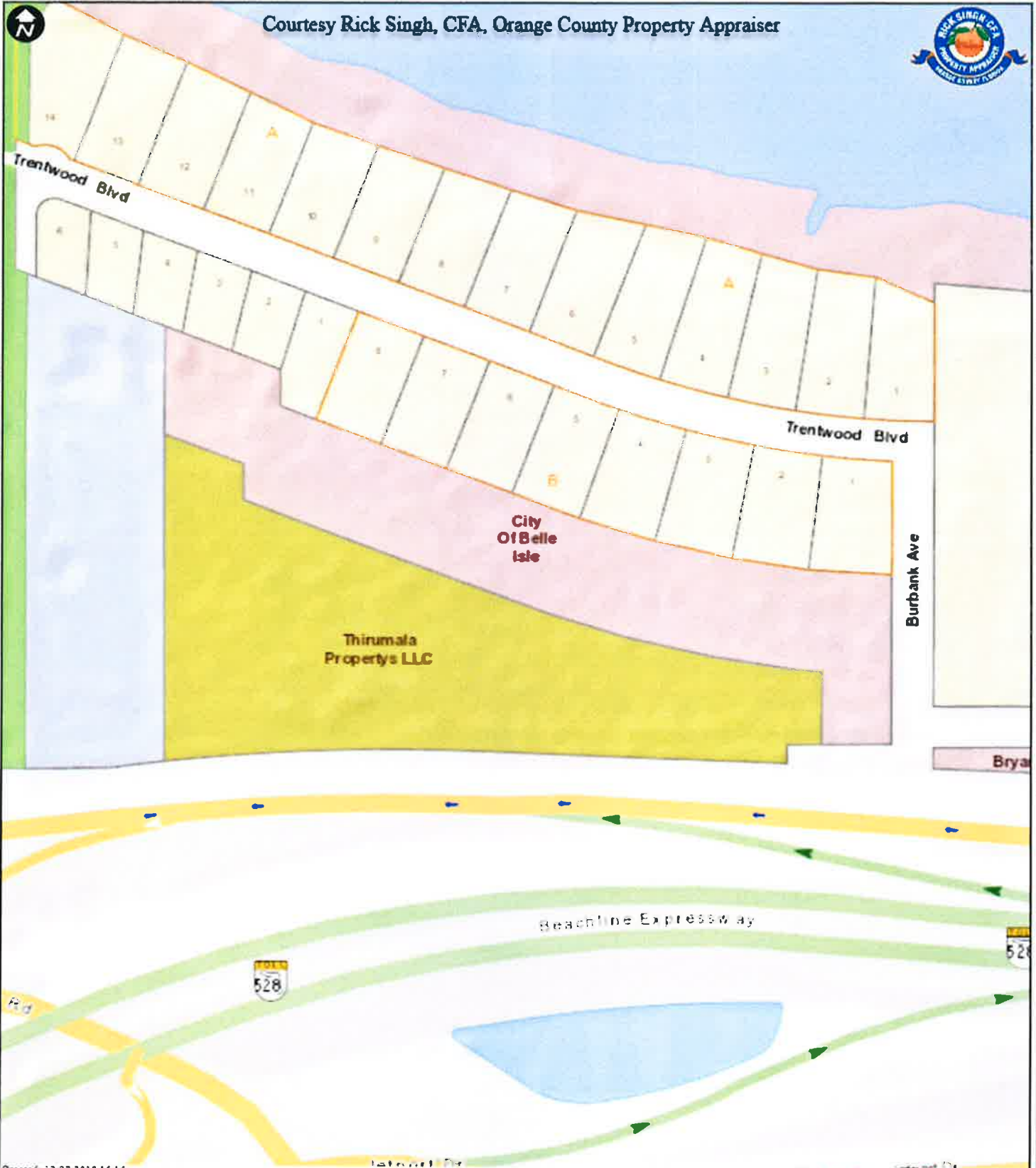
Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel.			

This Data Printed on 12/27/2018 and System Data Last Refreshed on 12/26/2018

OCA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Residential	County Boundary	Building
Toll Road	Road Under Construction	Proposed Sunfall	Agriculture	Parks	Hospital

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 12/27/2018 16:16

This map is for reference only and is not a survey

ORDINANCE 19-01

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA APPROVING THE REZONING APPLICATION OF THE CITY OF BELLE ISLE, PROPERTY OWNER/APPLICANT, AND REZONING THAT CERTAIN PROPERTY LOCATED BEHIND 2635 MCCOY ROAD, BELLE ISLE, FLORIDA, IDENTIFIED IN THE ORANGE COUNTY TAX ROLLS WITH PARCEL NUMBER 30-23-30-0000-00-020 MORE PARTICULARLY DESCRIBED IN ORANGE COUNTY RECORDS, ORANGE COUNTY, FLORIDA, FROM SINGLE-FAMILY DWELLING DISTRICT (R-1-A) TO OPEN SPACE (OS); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Belle Isle, Florida (hereinafter "Property Owner/Applicant") has made application for the rezoning of City property described as Parcel Number 30-23-30-0000-00-020, more particularly described in Exhibit "A", Legal Description, (hereinafter "the Property") from SINGLE-FAMILY DWELLING DISTRICT (R-1-A) to OPEN SPACE DISTRICT (OS); and

WHEREAS, the City intends to use the property to keep the land in its natural state and act as a buffer between the commercial district in McCoy Road and the residential housing on Trentwood Boulevard, while also allowing for a refuge for animals and birds.; and

WHEREAS, the Planning and Zoning Board of the City of Belle Isle has reviewed the proposed rezoning pursuant to Chapter 42, Section 42-65 of the Land Development Code of the Belle Isle Code of Ordinances, found it to be compatible with the surrounding areas and consistent with the density permitted under the City of Belle Isle Comprehensive Plan, and has recommended the rezoning be approved by the City Council; and

WHEREAS, the City Council has reviewed the proposed rezoning pursuant to Chapter 42, Section 42-65 of the Land Development Code of the Belle Isle Code of Ordinances and found it to be compatible with the surrounding areas and consistent with the density permitted under the City of Belle Isle Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belle, Florida as follows:

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SECTION 1. The property located on E. Wallace Street, Belle Isle, Florida, being more particularly described as Parcel Number 30-23-30-0000-00-020 more particularly described in Exhibit "A", Legal Description, is hereby rezoned from SINGLE-FAMILY DWELLING DISTRICT (R-1-AA) to OPEN SPACE DISTRICT (OS).

SECTION 2. Severability. If any word, phrase, sentence, clause or other portion of this Ordinance is determined to be invalid, void or unconstitutional, the remainder of this Ordinance shall remain in effect.

SECTION 4. Effective date. This Ordinance shall take effect immediately.

First Reading held this 5th of February 2019.

Second Reading held this 19th of February 2019.

Advertised for Second Reading on February 9, 2019.

	YES	NO	ABSENT
Ed Gold	_____	_____	_____
Anthony Carugno	_____	_____	_____
Jeremy Weinsier	_____	_____	_____
Mike Sims	_____	_____	_____

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Harvey Readey _____

Jim Partin _____

Sue Nielsen _____

LYDIA PISANO, MAYOR

ATTEST: _____

Yolanda Quiceno, CMC-City Clerk

Approved as to form and legality

Kurt Ardaman, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

I, Yolanda Quiceno, CITY CLERK of the City of Belle Isle do hereby certify that the above and foregoing document
ORDINANCE 19-01 was duly and legally passed by the Belle Isle City Council, in session assembled on the
_____ day of _____ 2019, at which session a quorum of its members was present.

Yolanda Quiceno, CMC-City Clerk

Exhibit "A"

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