

**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** May 2, 2023  
**To:** Honorable Mayor and City Council Members  
**From:** T. Grimm, Interim City Manager  
**Subject:** Ordinance 23-02 - CCA Zoning Change from C1 to PD

**Background:** On April 11, 2023, the CCA Board presented an Ordinance to the Planning & Zoning Board (P&Z) to change FROM C-1 ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD), PROVIDING FOR CERTAIN PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES AND DEVELOPMENT STANDARDS AND REQUIREMENTS WITHIN THE PLANNED DEVELOPMENT; DESCRIBING THE PLANNED DEVELOPMENT INCLUDING ALL THE AFORESAID PROPERTIES AS THE CORNERSTONE CHARTER ACADEMY PD.

The P&Z Board recommended approval 4:1 with the following conditions,

1. Randolph Avenue be closed only during the pick-up and drop-off hours of the school and shall include appropriate pedestrian safety measures.
2. Eliminate the "Required and "Allowable" columns on the site plan and reflect the floor area ratio, impervious surface ratio, and building setbacks standard.
3. The "Site Notes" on page 9 of the concept plans reference the final plans shall be at Final Construction Plan. Under sec. 54-77 (e) (5), the code requires the next phase of the PD process to govern "the use of land and the construction, modifications, or alterations of any buildings, structures or other improvements" on the Property. The Site Note must be modified to reference the Development Plan, not the Final Construction Plans.
4. The Title of the Plan Set needs to be Cornerstone Charter School CONCEPT Plan, not Development Plan. Consistency with Code verbiage is important to eliminate any confusion in the future.

Please note that the correct Ordinance number should be read as 23-02. The following corrections have been agreed upon and made to the ordinance to reflect,

- G. *Intensity.* There shall be a maximum floor area ratio of 0.45; however, the building square footage developed on the Property shall be consistent with the Concept Plan.  
H. *Maximum Impervious Surface.* The maximum impervious surface area shall **be 0.7.**

On April 18, 2023, the City Council moved to advance Ordinance 23-02 (5:2-Comm Carugno and Comm Holihan, nay) to second reading and adoption with the noted conditions.

**Staff Recommendation:** Adopt Ordinance 23-03.

**Suggested Motion:** I move to adopt Ordinance 23-02.

**Alternatives:** Do not approve.  
**Fiscal Impact:** None  
**Attachments:** Ordinance