



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, August 26, 2025 * 6:30 PM

MINUTES

The Belle Isle Planning & Zoning Board met on August 26, 2025, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Agrusa
Board member Zimmerman
Board member Hobbs
Board member Holihan
Board member Squires (Applicant)

Absent was:

Board member Thompson
Board member Conduff

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner April Fisher, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Chairman Holihan opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

Chairman Holihan asked for a motion to excuse Board members Conduff and Thompson from the meeting.

Board member Agrusa moved to excuse Board members Conduff and Thompson.

Board member Hobbs seconded the motion, which passed 5:0.

2. Invocation and Pledge to Flag

Board member Hobbs gave the invocation and led the pledge to the flag.

3. Approval of Minutes

Approval of the P&Z Board meeting minutes – July 22, 2025

Board member Agrusa moved to approve the minutes as presented.

Board member Hobbs seconded the motion, which passed 5:0.

4. Public Hearings

a. Planning and Zoning Case Number 2025-07-012:

PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A) TO ALLOW AN ATTACHED TWO-CAR GARAGE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE YARD BUILDING SETBACK AREA, SUBMITTED BY APPLICANT VINTON SQUIRES, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2488 TRENTWOOD BOULEVARD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 30-23-30-0000-00-014.

CM Rudometkin read the Public Hearing case number 2025-07-012 by title.

Chairman Holihan called for the staff report.

April Fisher, City Planner, presented the variance request submitted to allow the construction of an attached two-car garage, adjacent to the principal house. Staff recommend approval based on meeting the criteria established in the Code, in harmony with the neighborhood, and considering the unique circumstances of

this property. She said the property has an irregular shape, with driveway access on a curve at the cul-de-sac, and abuts the right-of-way on the subject property line that is not in use.

Board member Zimmerman asked for clarification on the history of the platted road. CM Rudometkin stated that before the platted road was constructed, a road with an entrance to the park existed, leading to McCoy. Since then, the development of hotels on McCoy Road has made this road unusable. The chances of making it a viable road are very slim.

Chairman Holihan asked if it would be advisable to recommend to the Council that it vacate the plat. City Planner Fisher said it would be an action of the City Council; however, she does not know if it is something that should be addressed at this time.

Vinton Squires, the applicant residing at 2483 Trentwood Blvd and the owner of 2488 Trentwood Blvd, stated that he would like to renovate the existing carport to a garage. The survey indicated the road leading down to the swale, as shown in the old plat book. There is a buffer zone of bushes and trees that are 60 ft tall, and the garbage will not be visible from the park.

Chairman Holihan opened for public comment.

- Greg Templin, a resident of 2489 Trentwood Blvd. since 1960, spoke in favor of the variance.
- Chairman Holihan stated that the City had received a letter from Harry Deschane, dated August 20, 2025, in favor of the variance.

There being no further comment, Chairman Holihan closed public comment.

Board member Agrusa moved, Planning & Zoning Case No 2025-07-012, to allow an attached two-car garage to be built, replacing the existing carport that would project into the required side yard building setback area by four feet, consistent with the accompanying plan for this application.

Board member Hobbs seconded the motion, which passed 4:0.

April Fisher, City Planner, stated that the Public has 15 days to appeal the Board's decision.

5. Adjournment

There being no further discussion, Vice Chairman Squires moved to adjourn, which was unanimously approved at 6:45 pm.