

**City of Belle Isle**  
**Planning & Zoning Board Regular Session Minutes**  
**April 24, 2018 – 6:30pm**

Dan Langley City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Tuesday, April 24, 2018 the Belle Isle Planning & Zoning Board met in a regular session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Board member Shenefelt, Board member Jervis, Board member Lane and Board member Templin and Board member Cheezum. Absent was Vice Chairman Woods.

Also present was City Manager Bob Francis, Attorney Rick Geller, City Planner April Fisher and City Clerk Yolanda Quiceno.

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA; AMENDING THE BELLE ISLE CODE OF ORDINANCES CONCERNING PLANNED DEVELOPMENT DISTRICTS; BY AMENDING PART II, CODE OF ORDINANCES; BY AMENDING SUBPART B, LAND DEVELOPMENT CODE; BY AMENDING CHAPTER 54, ZONING DISTRICTS AND REGULATIONS, ARTICLE III, ZONING CLASSIFICATIONS; BY AMENDING SECTION 54-77, PLANNED DEVELOPMENT DISTRICT PD; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

Chairman Fouraker read Ordinance 18-05 by title.

April Fisher gave a brief overview of Ordinance 18-05 and said it is an amendment to the City's Land Development Code to allow for commercial planned developments. At the present, the code only addresses residential plan developments. If the City seeks to make a change with a commercial development the City is restricted except in the variance process. It is common to have PD regulations for residential developments as well as commercial. There is text that is recommended to be stricken because it references Compressive Plan language that may cause an internal conflict. The City cannot condition straight zoning but the City can condition Planned Development's which are tied to a development order.

April Fisher recommended removal of item Section 54-77(c)(4) – Communications towers and antennas due to cautionary purposes and should not be listed as an automatic use.

Attorney Geller stated some of the other cities he has represented typically have a tower as a recommended use.

**Board member Lane motioned to recommend approval of the proposed Planned Development District amendments and Ordinance 18-05 to City Council and the deletion of Section 54-77(c)(4)- Communications towers and antennas.**

**Board member Cheezum seconded the motion which passed unanimously 6:0.**