



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

Meeting Date: November 13, 2018

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Land Development Code Change for Commercial Planned Developments

Background: At April 24, 2018 P&Z meeting, the P&Z Board discussed changing the Land Development Code (LDC) to allow for Planned Development (PD) in the commercial zones and recommended that these changes be made to the LDC.

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 to changes except in the variance process. It is common to have PD regulations for residential developments as well as commercial. The City cannot condition straight zoning but the City can condition Planned Development's which are tied to a development order.

The amendments provide the mechanism to do this and remove language regarding residential densities that is part of the City's Comprehensive Plan and do not belong in the land development code. Having comprehensive plan language also in the land development code could create internal conflicts between the documents if the text of the Comprehensive Plan is amended.

Even though the City has very little commercial zones, if more commercial land is annexed in to the City in the future, this change would be beneficial to allow for flexibility in commercial development and residential projects when appropriate.

Staff Recommendation: Accept the recommendations of the P&Z Board and direct the City staff to advertise the proposed ordinance for a first reading at the next Council Meeting.

Suggested Motion: I move that we accept the recommendations of the P&Z Board and direct the City staff to advertise the proposed ordinance for a first reading at the next Council Meeting.

Alternatives: Do not accept the P&Z recommendations

Fiscal Impact: None

Attachments: Except from P&Z Meeting Minutes (April 24)
City Planner Memo
Draft Ordinance 18-05