CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Tuesday, June 23, 2026 * 6:30 PM

MINUTES

The Belle Isle Planning & Zoning Board met on June 23, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:	Absent was:
Board member Squires	District 2 - OPEN
Chairman Randy Holihan	
Board member Agrusa	
Board member Conduff	
Board member Hobbs	
Board member Thompson	

City Manager (CM) Rudometkin, Attorney Langley, 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.
2. **Invocation and Pledge to Flag** – Board Member Hobbs, District 7
   Board member Hobbs delivered the invocation and led the Pledge of Allegiance.
4. **Public Hearings** – N/A
5. **Other Business**
   ORDINANCE NO. 26-03: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NONCONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

   CM Rudometkin read the Ordinance by Title.
   Attorney Langley presented proposed amendments to the subdivision regulations to simplify the code, clarify existing provisions, and address issues identified through recent litigation. The amendments eliminate the informal subdivision process and replace it with an opt-out provision for certain qualifying subdivisions. The revisions also provide clearer definitions of flag lots and lot-width measurements, establishing that lot width is measured from the required front setback line rather than from the right-of-way. The proposed code clarifies that flag lots may only be approved through a waiver granted by the City Council and establishes criteria for the Council to consider when reviewing such requests, including compatibility with the surrounding neighborhood, traffic safety, vehicle access, deed restrictions, and ensuring that no nonconforming uses remain after a lot split. The amendments also specify application requirements for plats consistent with state law, clarify the review process for right-of-way and easement vacations, and establish notice requirements for public hearings. Attorney Langley explained that all lot splits and plat approvals are quasi-judicial decisions subject to public hearings and Council review. Additional provisions authorize the City to recover consultant costs associated with processing subdivision and plat applications. Attorney Langley further noted that the amendments primarily clarify the flag lot approval process, establish more specific application requirements, and define the standards for approving lot splits.

   Board member Agrusa asked whether there is a cap amount established by the city. CM Rudometkin said that the recovery is only for what is incurred.

   Chairman Holihan asked for clarification that the Council has the full right to approve only, regardless of whether they meet the requirements. Attorney Langley said that the discussion applies only to requests for a flag lot. The proposed code prohibits flag lots unless an applicant requests a waiver from the City Council. The Council may approve a flag lot through the waiver process based on four specified criteria.

One criterion involves how the lot width is measured. The width is measured at the required front yard setback line rather than at the road frontage. For example, in the R-1A zoning district, where the front yard setback is 30 feet, the lot width would be measured at a point 30 feet from the road and continue from that point through the remainder of the lot.

Board member Conduff asked whether the lot is obscure and whether it applies to all applications or just new ones. Attorney Langley explained that the proposed amendments are intended to eliminate irregularly shaped lots in new subdivisions. Lot width must meet the minimum required width beginning at the required front yard setback and continue consistently through the depth of the lot. While the lot may vary in shape beyond that point, it must maintain the required minimum width. He clarified that the amendments apply only to newly created lots and do not affect existing lots. He further explained that lot width issues most often occur near the front of a property. Measuring the width from the required front setback, rather than at the road frontage, eliminates irregularities caused by curves or narrow frontages and provides a consistent standard for lot width throughout the remainder of the property.

After further discussion, Board member Conduff read Ordinance 26-03 by title and moved to recommend approval by the City Council. Board member Dr. Hobbs seconded the motion, which passed unanimously.

6. Adjournment

There being no further business, Chairman Holihan called for a motion to adjourn, which was passed unanimously at 6:46 pm.