



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, September 26, 2023, * 6:30 p.m.

MINUTES

The Belle Isle Planning & Zoning Board met on September 26, 2023, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Conduff
Board member Woods
Board member Shenefelt
Board member Squires
Board member Hobbs
Board member Thompson

Absent was:

District 3 - Vacant

Also present were Interim City Manager Travis Grimm, Attorney Hilary Griffith, and City Planner Raquel Lozano.

1. Call to Order and Confirmation of Quorum

Chairman Conduff opened the meeting at 6:30 p.m. and confirmed the quorum.

2. Invocation and Pledge to Flag – Board Member Hobbs, District 7

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

3. Approval of Minutes

- a. Approval of P&Z Meeting Minutes – July 25, 2023

Board member Thompson moved to approve the July 25, 2023, minutes.

Board member Hobbs seconded the motion, which passed unanimously.

4. Public Hearings

- a. Request to create maximum height requirement for hedges on lake lot properties in the code

Raquel Lozano, City Planner, presented a request to the City by Robbie Ford, residing at 1533 Conway Isle Circle, who would like the City to consider adopting a maximum height requirement for hedges on lake lot properties. Mrs. Ford explained that a fellow neighbor has a hedge that affects the view of the lake. Under Section 50-102(B)(1), the code does not define a maximum height requirement for hedges along property lines of lake lot properties.

Ms. Robbie Ford, residing at 1533 Conway Isle Circle, shared her concerns about the lack of height restrictions in the code for hedges. She noted that in their By-laws, they allow 8-ft hedges. She believes changing the code can assist the homeowners in having the HOA enforce hedges in their subdivisions to be no more than 4ft within 35 feet of the normal high-water elevation on lake lots.

Mr. Joe Sterling, residing at 1515 Conway Isle Circle, shared his concerns with a neighbor whose edge is now 9 ft tall, obstructing his view of the lake.

The Board agreed that it appears to be an HOA issue and their lack of enforcement. They suggested having the residents or complainants call Code Enforcement for further action if a violation is perceived. Ms. Ford said she would happily table the discussion until she speaks with her HOA.

After a brief Board discussion, Board member Woods moved to investigate the possibility of having the same regulations for vegetation as fences along lake shores. Chairman Conduff seconded the motion, which failed 3:3 with Board members Shenefelt, Squires, and Thompson, nay.

b. Updated on Live Local Act

Raquel Lozano, City Planner, spoke on the Live Local Act and noted on July 1, 2023, the Live Local Act became state law, affecting the zoning and permitting process for cities and counties to review and approve affordable housing developments for ten years. She read a summary of her September 26, 2023, staff report.

She further provided a draft ordinance The City of Winter Park created for consideration.

Staff recommends the following for discussion,

1. Create definitions and a standard for mixed-use residential, urban infill, major transit stops, manufactured homes, and tiny homes.
2. Enact policy to ensure that affordable housing development(s) maintain its “affordability” status yearly for at least 30 years.
3. Establish architectural design guidelines or an overlay district for mixed-use developments.
4. Create an ordinance with application requirements for a site plan submission for an affordable housing project.

After a brief discussion on affordable housing definitions, applications, and possible locations where this could apply, the Board consensus agreed that the City should create criteria for compliance. CM Grimm noted that the staff will further research the Live Local Act and bring it forward for discussion at the following meeting to allow the Board to review the updated handouts and draft ordinance.

c. RVi Comp Plan update

Raquel Lozano provided a summary and outline of the Comp Plan update by RVi Planning. She noted that they continue to collect data for a formal presentation later in the year to the Board.

5. Adjournment

There being no further business, the meeting unanimously adjourned at 7:30 p.m.